

**NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
1202 Mail Service Center, Raleigh, NC 27699-1202
919-647-0000**

R-2 Type B Dwelling Unit Requirements and Exceptions

Code: 2018 Building Code
Section: 1107.6.2.2.2

Date: March 18, 2022

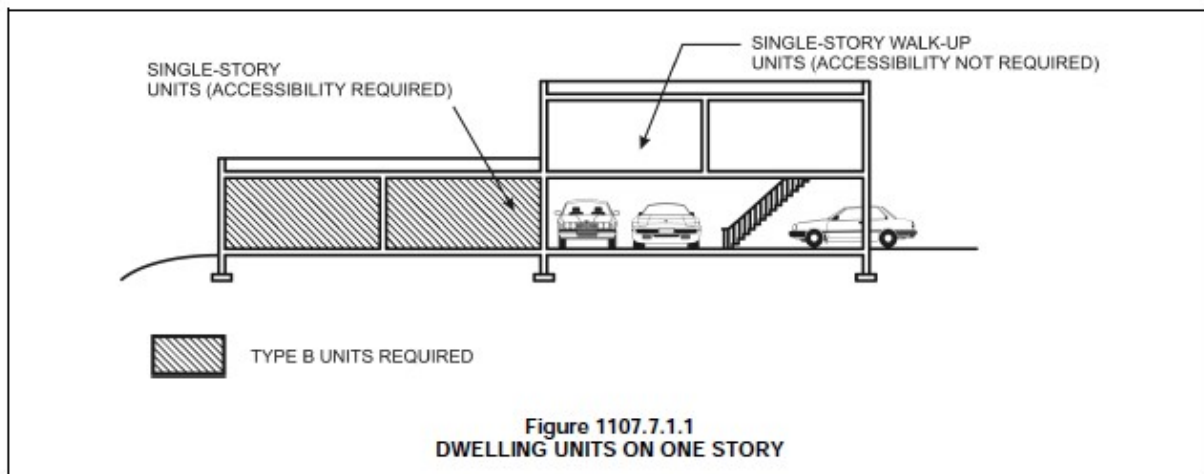
Question:

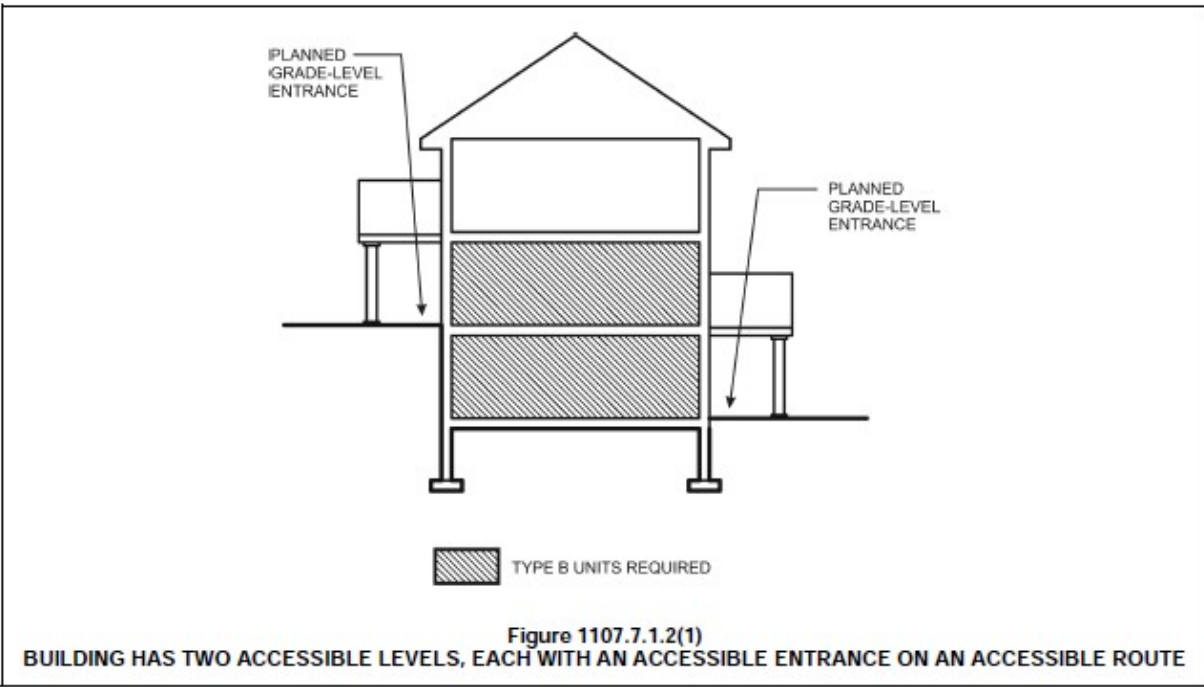
A plan review of our R-2 project has determined that each of the ground floors of the dwelling units must meet the requirements for “Type B” accessibility per Chapter 11 of the NC Building Code, including parking, access, doors and hardware, kitchens, bathrooms, etc. When do the exceptions of 1107.7 apply?

Answer:

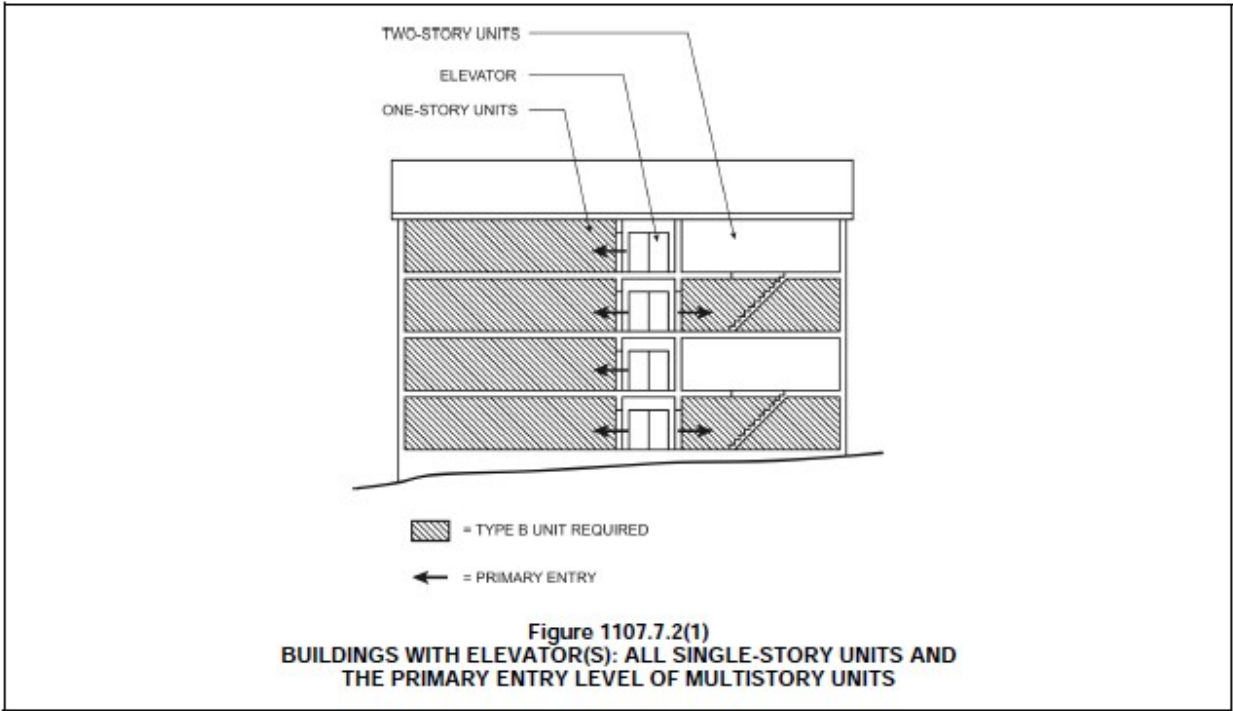
Every R-2 apartment building with four or more dwelling units intended to be occupied as a residence in a single structure, requires all the dwelling units to be Type B units per section 1107.6.2.2.2. Section 1107.7 provides several exceptions that may eliminate or reduce the amount of required Type B units.

Section 1107.7.1 regards structures without an elevator. Elevator requirements come from section 1009.2, when there are four or more stories above or below the level of exit discharge, or section 1104.4 accessible route, which has exception #2 directing you to section 1107, and section 1107.4 exception #3 could exempt an R-2 from an elevator requirement. If an elevator is not required, then only the stories that are on an accessible route, and not less than one story, are required to provide Type B units.

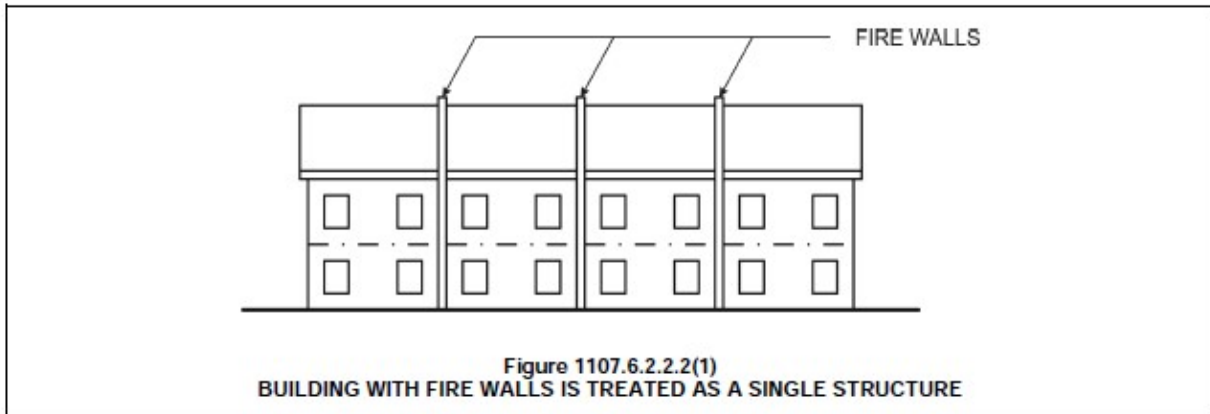




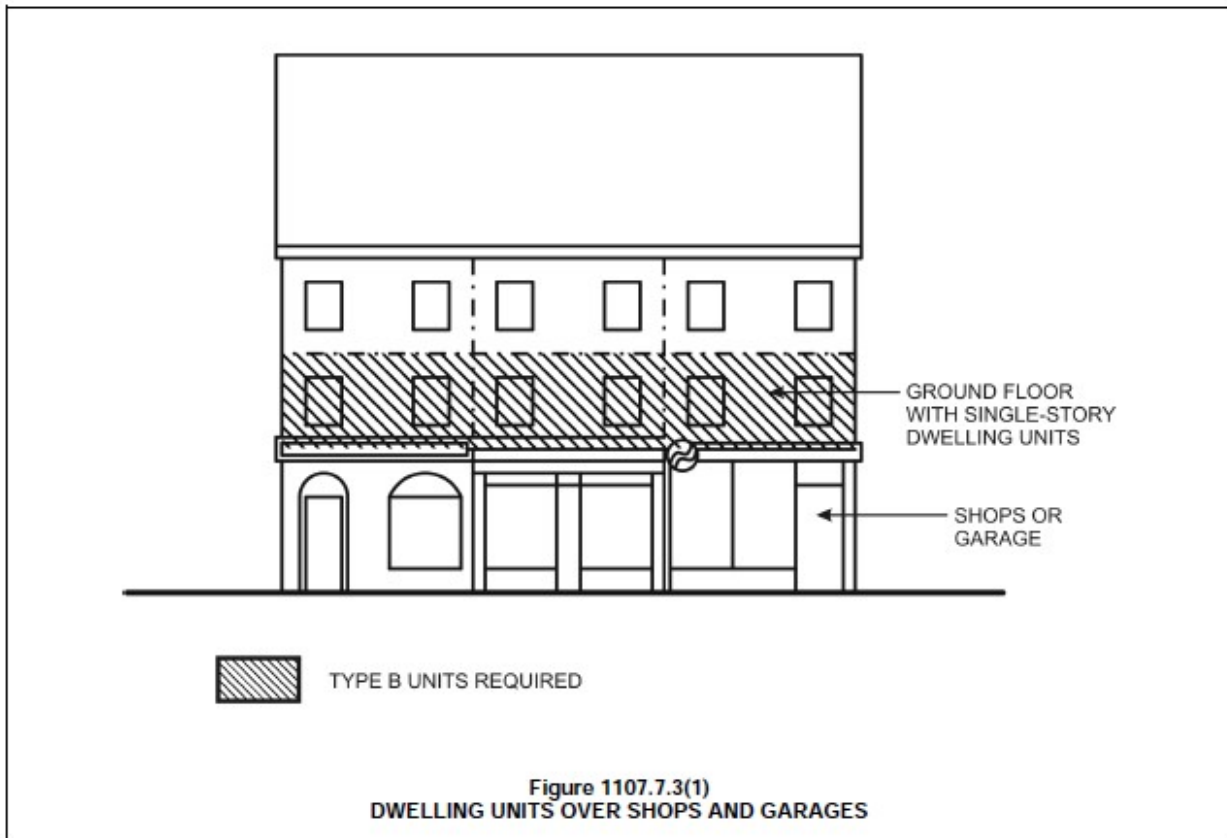
Section 1107.7.2 provides reduced accessibility if the units are multistory. If an elevator is not provided, then Type B units are not required. If an elevator is provided to one floor, then the dwelling unit entrance, the living area, kitchen, and a toilet facility must comply with the Type B specifications on the accessible story.

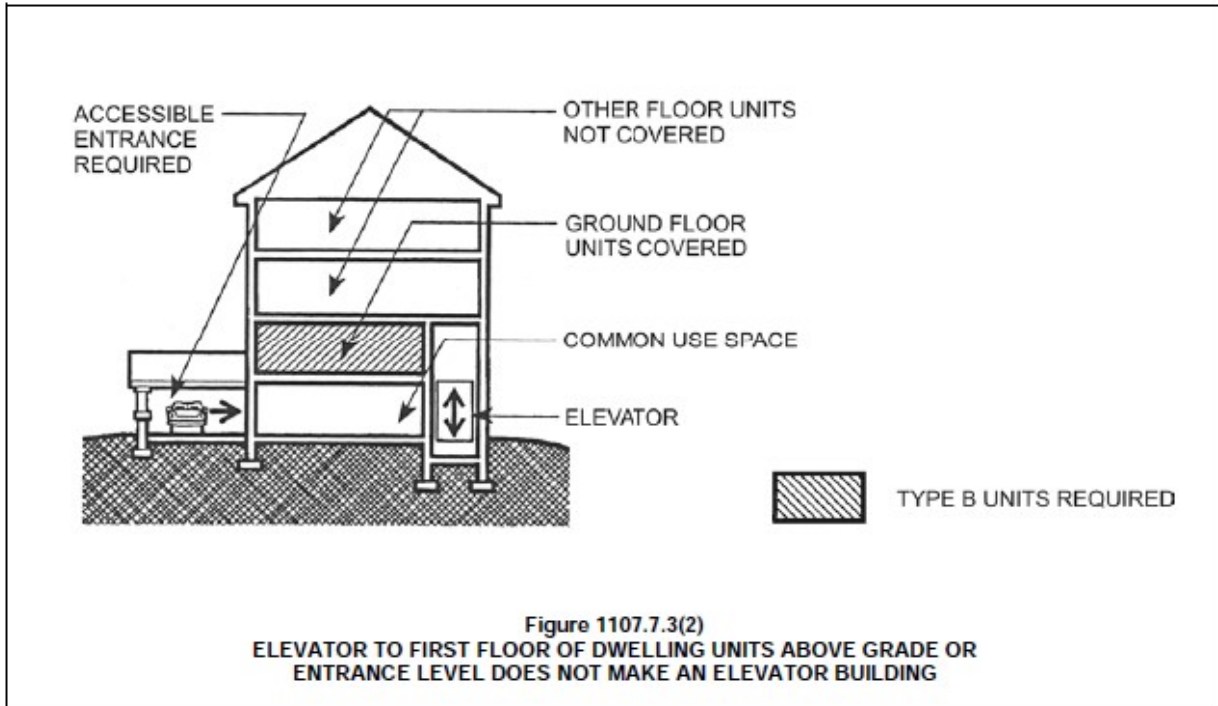


Section 1107.7.2 is the exception that allows typical townhouses without an elevator to be inaccessible because it is multistory, this includes the route to the entrance, the entrance and throughout the dwelling.



Section 1107.7.3 does require an accessible route (elevator) to only the lowest story with dwelling units, and only that story is required to meet Type B unit requirements. This is common with garages or shops below the dwelling units.





There are two additional sections that may reduce the Type B unit requirement. Section 1107.7.4 Site Impracticality which addresses the site slope before development and provides a percentage reduction of Type B units. Section 1107.7.5 eliminates Type B unit requirements based on designed flood elevations.

Per section 1107.6.2.2.2, any dwelling unit on a required accessible level is required to be a Type B unit. Type B unit requirements are found in Section 1004 of the ICC A117.1-2009.

Existing buildings have additional exceptions.

Keywords:

Elevator, ICC A117.1-2009