

ACCESSIBILITY PLAN REVIEW REQUIREMENTS
For Commercial/Non Residential Building Permit Applications

Universal Accessibility to all services, goods, events and functions offered within the Commonwealth of Pennsylvania is a guaranteed civil right. Please review your construction documents to ensure that right has not been violated. Basic compliance with all provisions of the standard ICC A117.1 can help to ensure that all of our citizens enjoy access to the goods and services offered within the state. Compliance with the applicable provision of the IEBC, IBC Chapter 11 and Appendix E, Pennsylvania Uniform Construction Code requirements and ICC A117.1 will be field verified and shall be mandatory for receipt of a Certificate of Occupancy. Full compliance with accessibility provisions of the codes is mandatory. Failure to include provisions for compliance on the plan, or in the execution of the work is not an excuse to deny basic accessibility to our citizens.

Accessibility Plan Reviews are based on the specified edition of the ICC A117.1 standard as referenced by the PA UCC International Building Code (IBC) or International Existing Building Code (IEBC). In order to perform a thorough Accessibility Plan Review, the following specifications, drawings, and details must be submitted:

1. Two complete sets of signed and sealed (as required by applicable laws) architectural plans and material specifications of all work. Details and plans drawn to scale with sufficient clarity, details and dimensions to show the nature and extent of the work proposed.
2. For alterations to an existing building, state which code is to be used, IBC or IEBC.
3. A site plan including the following information:
 - a. Size and location of all new construction and all existing structures on the site.
 - b. Location of any recreational facilities (i.e. pool, tennis, courts, playground, club house, gazebo, etc)
 - c. Established street grades and proposed finished grade.
 - d. Accessible parking, other locations of public access to the facility, accessible exterior routes between all required accessible features and locations of accessible entrances.
 - e. Indicate if each entrance/exit is accessible or not.
4. Architectural plans and specifications to include:
 - a. Description of uses and the proposed use group(s) for all portions of the building. The design approach for mixed-uses (as applicable).
 - b. Fully dimensioned drawings to determine areas and building height.
 - c. Adequate details and dimensions to evaluate accessible means of egress, including occupant loads for each floor, exit arrangement and sizes, corridors, doors, stairs, areas of refuge, assisted rescue etc.
 - d. Adequate details and dimensions to evaluate the accessible route to areas required to be accessible, including corridors, doors, protruding objects, maneuvering clearances, clear floor space at fixtures and controls, break rooms and bathrooms, assembly seating, etc.
 - e. Accessibility provisions including but not limited to access to services, seating, assistive listening systems, accessible fixtures, elevators, work surfaces and medical exam rooms (see L&I Directive).
 - f. Accessible plumbing facilities and details.
 - g. Indicate tactile and directional signage provided to comply with IBC Sec 1013.4, 1111, and Appendix E Sec E107, and their mounting height and location.
 - h. Details of required fire protection alarm systems and component mounting heights.
 - i. Millwork details of service desks and self-service counters showing the heights of operable controls mounted on those surfaces.

Note: The Accessibility Review will cover the scoping requirements of the PA UCC, IEBC, IBC Chapter 11, IBC Appendix E and other accessibility related requirements mainstreamed throughout the applicable building code. Technical requirements covered will be based on the applicable edition of ICC A117.1 Accessible and Usable Buildings and Facilities. Township review of accessibility is not a review for Federal ADA compliance. ADA compliance is the responsibility of the property owner.