



Barrier free design review process listed

This explanation outlines the responsibility of parties submitting plans for review, the responsibility and duties of the appropriate administrative authority, who for the most part is the local building official, and the responsibilities of both when an exception request is submitted to the Barrier Free Design Board.

The administrative authority can not sign an application for an exception without previously reviewing the plans. A local building official may submit plans to the Department of Labor, Bureau of Construction Codes, Plan Review Division, for barrier free design plan review along with a cover indicating services requested and submission of the \$30 fee.

The definitions to be used when working with these rules are found in the first rule, R 125.1001 (Barrier Free Design Board General Rules filed with the Secretary of State on May 25, 1977).

A party who is proposing to construct a new building or do alterations in an existing structure may submit preliminary plans for review to the appropriate administrative authority. It is the duty of the appropriate administrative authority to review the preliminary plans within 15 days of receipt and notify the party submitting the plans of the review findings.

If the plans are in compliance with barrier free design requirements, then the party submits completed plans and specifications including those for site development to the appropriate administrative authority for approval. These plans are to be submitted pursuant to Act 240 of the Public Acts of 1937, as amended, being 338.551 et seq. of the Michigan Compiled Laws, which sets forth the requirements for sealed plans. The administrative authority reviews these plans within 15 days of receipt.

If the plans are not in compliance with any or all of the barrier free design requirements, the party submitting the plans is notified of those requirements not met. The party submitting the plans then has the option of modifying the plans to comply with the requirements and resubmit them for review, or submit an application for exception to the Barrier Free Design Board.

If the plans are in compliance, a notice to that effect is given, which may take the form of the issuance of a building permit. Any proposed changes in the plans after this final review and approval has been given which affect the implementation of the barrier free design requirements are to be submitted to the appropriate administrative authority.

A party who receives notice the plans and specifications submitted for preliminary or final review do not comply with the barrier free design requirements may submit an application for an exception to the barrier free design requirements to the Barrier Free Design Board.

The application must be on a form containing all information so designated by the board, accompanied by detailed building site drawings showing the nonconformity areas. Photographs or a brief written explanation, or both, may be included. The applicant must, with the appropriate adminis-

trative authority, submit information on the appropriate form that indicates:

- The name and address of the project, who the applicant is and the relation to the project.
- The subject matters of the exception request and its location in the building, for example, toilet facility on second floor.
- The reasons why the exception is felt necessary, for example, extreme financial hardship coupled with structural impossibility. All reasons must be fully substantiated.
- The use of the building, for example, business office, and the use of each floor, for example, classroom.
- Approximate number of employees and types of jobs performed.
- How the project is financed, for example, federal, state, local, or private funds.
- Number of floors in the building and the square footage per floor.
- Is this a proposed new structure or is this an existing building undergoing an alteration, addition or change in use group.
- If alteration or addition to existing building, the square footage involved in alteration or addition, and what floor levels are affected.
- Which floor levels have barrier free access.
- Do barrier free toilet facilities exist for both sexes and what floor levels they are located on.
- The date the existing structure was built, the date alteration would start, the date the addition would start, the date proposed construction of a new building would commence.

All the above information should be available from the party submitting the preliminary plans and from the plans being reviewed by the appropriate administrative authority.

The appropriate administrative authority indicates the:

- Date the building permit was issued, if issued.
- Date the certificate of occupancy was issued, if issued.
- Specific barrier free design requirements and their appropriate section numbers not in compliance.
- Present and proposed use group.
- Present and proposed occupancy load.
- Code that is used in that jurisdiction.

All of the above information must be furnished when an application for an exception is submitted.

This provides the Barrier Free Design Board with a complete picture of the structure and the degree to which it may already be in compliance.

Incomplete applications will be returned and no action taken on the exception request until a completed application is submitted. Completed applications are to be reviewed within 15 days after receipt. Applicants whose exception request is disapproved is notified with reasons why the disapproval was issued and is afforded the opportunity to

Commission approves Code interpretations

The Construction Code Commission approved the following barrier free design code interpretations concerning rules 316.7 and 316.74 of the Commissions' General Rules dealing with the placement of water closets in single toilet room facilities and with placement of lavatories in single toilet room facilities:

Question:

In a single toilet facility (single occupancy restroom) there is some conflict between the requirements of the Barrier Free Design rules for the dimension of water closets from the side wall as compared to the plumbing code Fixtures Clearances. The plumbing code stipulates a minimum of 15" from the side wall to the center line of the water closet. The Barrier Free Design rules (316.7) do not address a minimum center line dimension but do imply a minimum 42" stall width. Would it then be the intent of this Barrier Free Design rule to provide a minimum distance of 21" from the side wall to the center line of the water closet?

Answer:

Yes, in both the BOCA Basic Plumbing Code (State) and the Uniform Plumbing Code; a minimum of 15" is stipulated from the side wall and the center line of the water closet. This distance indicates that minimum maneuverable distance to accommodate an able bodied person. As 42" has been determined the minimum maneuverable distance for limited mobility and wheelchair users, it would equally follow the intent of the plumbing code to require 21" from the side wall to the center line of the water closet.

Question:

Rules 316.74 requires a minimum 26" wide opening beneath a lavatory installed in a designated Barrier Free Design facility. May this dimension be offset or adjacent to the lavatory and lavatory accessories?

Answer:

No, the stipulated 26" must be centered to the lavatory fixture providing conventional access to the bowl and faucet accessories.

Grading mixed lumber

The Bureau of Construction Codes prescribes the following method for determining design values for mixed lumber grades:

When a shipment of dimension lumber contains a mixture of grades, the design values of the lowest grade contained in the mixture are to be used.

A mixture of a certain percentage does not allow the use of the higher values of the better grade contained in a mixture. A mixture of #1 and #2 grades would mean the design values for the #2 would be used.

If, however, the grades are separated and used separately, the design values for each grade can be used. Groupings of grades are most often encountered in floor joists, rafters, and other engineered items where design values are very important for figuring spans.

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