

STATE BUILDING CODE INTERPRETATION NO. I-18-99

May 14, 1999

The following is offered in response to your request for a formal interpretation of Section 404.4 of the 1997 International Plumbing Code portion of the 1999 State Building Code as amended by the 1999 Connecticut Supplement.

Question: “Is it the intention of Section P-404.4 of the 1999 Connecticut Supplement to require Additional Grab Bars within guestrooms or dwelling units of Use Group R?”

Answer: Guestrooms which would occur in a Use Group R-1 occupancy and dwelling units which would occur in a Use Group R-2 or R-3 occupancy are treated differently by the code because the exception to Section 404.4 only excepts areas in Use Groups E, R-2, R-3 and I-3 not serving public and administrative functions.

A guestroom in a Use Group R-1 transient residential facility where such facility was required to be accessible to persons with disabilities (per Section 1107.4.1, any R-1 occupancy containing 25 or more guestrooms in the aggregate in a single building or complex of buildings would require one accessible guestroom for every 25 such rooms or fraction thereof) may have to be equipped with the swing-down grab bar to fulfill the requirement of Section 404.4 which states, in part “a separate, additional swing grab bar shall be provided at a minimum of one accessible toilet location for each gender per floor within any non-exempt building.” If there were no public restrooms on each floor which could be outfitted in such a manner to fulfill this requirement, a minimum of two accessible guestrooms on each floor within the facility would be required to be so equipped if there were two accessible guestrooms per floor. If the design of the Use Group R-1 facility were such that there was only one accessible guestroom on a floor, only one would be required to have the swing grab bar and if there were no accessible guestrooms on a particular floor, no swing grab bars would be required.

With respect to Use Groups R-2 and R-3, the code exempts the dwelling units from the swing grab bar requirement since the dwelling units are not serving public or administrative functions.