

2026 ICC A117.1 Significant Changes

Based on the 2027 International Building Code® and the
2026 ICC A117.1 Accessible and Usable Buildings



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Speakers

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Course Description

- This seminar offers coverage of the important **changes from the 2017 to the 2026 ICC A117.1** Accessibility Standard.
- The seminar identifies important changes in organization, accessibility standard requirements and the applicability of these requirements to design, plan review and inspection.
- This **high-level overview** will assist attendees in identifying the specific changes and the reasons for the changes.

Goal

- The goal of *A117.1-2026 Significant Changes* is to familiarize building officials, fire officials, plans examiners, inspectors, design professionals, contractors, and others in the design and construction industry with many of the important changes in the latest accessibility and usability standard.

Course / Learning Objectives

- Identify the most significant differences between the 2017 and 2026 editions of the ICC A117.1 standard.
- Identify whether the standard change is an addition, deletion, modification or clarification.
- Identify the purpose and intent of the standard changes.
- Identify the application of the new and revised technical requirements to achieve complying accessible buildings and spaces.

Topics

- Requirements
- Building Code (2027 IBC)
- Accessibility Standard (2026 ICC A117.1)
- Code and Standard development
- Questions

Requirements

- Scoping Requirements:
 - “What, Where and How Many”
 - IBC & IEBC
- Technical Requirements:
 - “How”
 - ICC A117.1



ICC A117.1

Accessible and Usable Buildings and Facilities

- Standard & Commentaries.
- History, reasoning and examples
- Technical assistance via phone, email or letter.



References

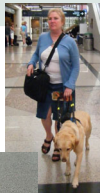
- See IBC Chapter 35 for the name and edition of all referenced standards.
- The 2018 IBC references the 2009 ICC A117.1
- The 2021 IBC references the 2017 ICC A117.1
- The 2024 IBC references the 2017 ICC A117.1 with Supplement 1 (addition of adult changing stations)
- The 2027 IBC will reference the 2026 ICC A117.1

Role of the Code Official

- Enforce the locally adopted building code and any local or state laws
- Does not enforce ADA or FHA.



Accessibility in the Built Environment



Means of Egress Chapter 10



ADA & ABA Standards Section 207

- Require compliance with the International Building Code (IBC) for accessible means of egress



IBC 2003
Section 1007

OR



IBC 2000 with
2001 Supplement
Section 1003.2.13

13

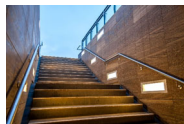
ADA & ABA Standards §207

- What about compliance with later editions?
- Permitted where equivalent or better ("equivalent facilitation" in the ADA Standards Section 103)



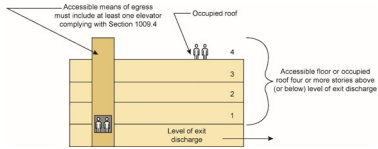
Stairway Illumination

- Exit stairways, exit access stairways and their associated landings must have an illumination level under normal power of at least 10 footcandles.
 - Measured at the walking surface
 - Not applicable to stairs in exit discharge
 - Required **only when stairway is in use**, allowing for occupant-sensor or daylight-responsive controls
 - Exceptions for auditoriums, theaters and similar assembly occupancies still applicable
- Considered as a means for improving stairway safety



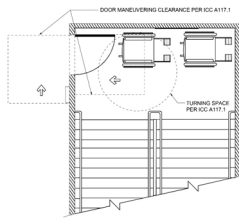
Accessible Elevators to Occupied Roofs

- An elevator serving a required accessible occupied roof must now be considered as one of the required accessible means of egress where the roof is located directly above the 3rd story above the level of exit discharge.



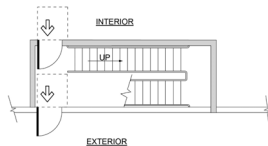
Doors at stairways

- Where an area of refuge is within the stairway, maneuvering clearance to get into the stair
- If the landing is large enough a turning space, maneuvering clearance on the inside of the stairway
- If there is no area of refuge, maneuvering clearance is not required on either side.



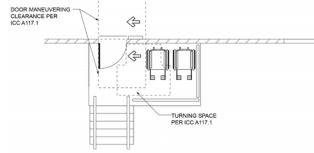
Doors at stairways

- Where the AMOE is through the stairway enclosure, maneuvering clearance in the direction of travel.



Doors at exterior areas of assisted rescue

- Maneuvering clearance to get out to the outside
- Where the landing is large enough for a turning space, then maneuvering clearance to get back into the building



Accessibility Chapter 11



Automatic Doors at Public Entrances

- In specified occupancies with sizable occupant loads, all accessible public entrances must be provided with an automatic door.
- Where an automatic door is required by Table 1105.1.1, it shall be either a full power-operated door or a low-energy power-operated door.

TABLE 1105.1.1 Public Entrance with Power-Operated Door*

Occupancy	Building Occupant Load Greater Than
A-1, A-2, A-3, A-4	300
B, M, R-1	500

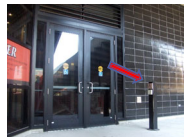
Automatic Doors at Public Entrances

- In mixed-occupancy buildings where total building occupant load exceeds that listed, the occupant loads can be ratioed.
- Separate tenant with exterior doors will be considered separately.



Automatic Doors Vestibules and Security

- Where the public entrance includes a vestibule, at least one door into and one door out of the vestibule must comply with the requirements.
- **Very important to understand that doors that require card or key entry will most likely still be considered public entrances.**



Electric Vehicle Charging Stations

- Electrical vehicle charging stations to meet limited accessibility criteria.
 - Exception for charging stations provided to serve Group R-3 and R-4
- To be viewed as a "service" rather than a parking space
- Requirements
 - Minimum of 5% of vehicle spaces on site, but not less than one of each type of system.
 - Accessible route to the building served; or public way if no building served
 - Accessible route to the charging station
 - Technical now in A117.1



Scoping for Assisted Toileting and Bathing

- Nursing homes and assisted living facilities to allow some units to have toilet and bathing facilities designed for assisted use.
 - Option permitted instead of the independent use facilities generally intended by the ICC A117.1 Accessible unit provisions.
- Both scoping and technical provisions were provided in IBC.
- The assisted use provisions are optional and can be applied when desired by the designer.
- Technical provisions were moved to the 2026 edition of ICC A117.1 in the 2027 IBC.



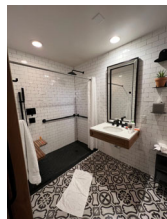
Family or companion toilet and bathing rooms

- Toilet room required for Group A and M with 6 or more water closets required.
- Bathing room required in recreational facilities
- Name changed from 'family or assisted use' to minimize confusion with assisted toileting and bathing.



Hotels and Apartments

- Where all rooms in a hotel have showers, no Accessible guestrooms with bathtubs are required
- Where apartments need two or more Type A units, at least 5% of the Type A units has to have an accessible shower (transfer or roll-in)



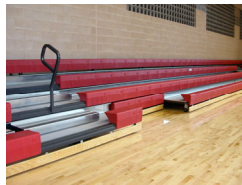
Adult changing station

- Assembly and mercantile where family/assisted use toilet rooms are required
- College classroom buildings
- Assembly spaces in high schools
- Highway rest stops
- Such buildings where fixtures are added
- Assistive tables comply with IAPMO Z1390



Assembly with fixed seating

- Assembly with fixed seating has to have a number of wheelchair and companion seats.
- Clarifies that this applies to all types of bleacher systems – including moveable or folding and telescopic.

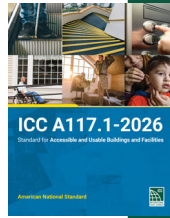


Room designation signage

- Where permanent rooms are identified with a sign, that sign has to be visual, raised and braille.
- Same exceptions as in 2010 ADA
- Previously in Appendix E



2026 ICC A117.1 Accessible and Usable Buildings and Facilities



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Chapter 1: Application and Administration

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Scope expanded - Persons needing assistance

- The general provisions of ICC A117.1 was for people to independently arrive, enter and move throughout the building.
- This has been expanded to include where a person may need assistance – assistive toileting, assisted bathing and adult changing stations.

Format change

- Revised for consistency with other ICC standard
- Text currently in Chapter 2 relocated to Chapter 1
- Definitions moved to Chapter 2
- Referenced codes and standards list, including editions, moved to Chapter 12

Definitions - Existing Building

- Existing building
- Needed due to desire to lessen impact of 2017 changes for compliant buildings being altered
- Defined as building erected prior to adoption of 2017 standard or for which a permit has been issued



Definitions for building blocks

- **Building blocks:** The core components of an accessible and usable building or facility (see Chapter 3).
- This includes –
 - Clear floor space
 - Floor surface
 - Knee and toe clearances
 - Operable parts
 - Protruding objects
 - Reach range
 - Turning space
- The intent is to use the defined term to reference the criteria rather than repeating the section reference multiple times.

Chapter 3: Building Blocks

2017 ICC A117.1

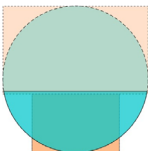
- Revisions based on study on Anthropometry of Wheeled Mobility
 - Sponsored by the US Access Board
 - Including persons using manual wheelchairs, motorized wheelchairs & scooters
- <http://idea.ap.buffalo.edu/projects/anthropometry/>



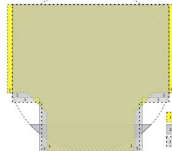
Impact - Turn comparison

New turning circle has increased overlap permitted from 10" to 16"

Existing

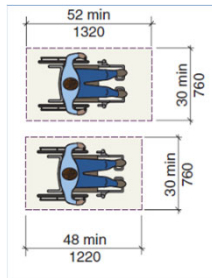


New

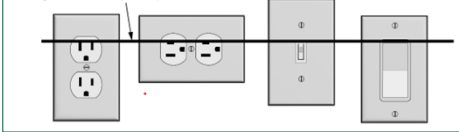


Clear Floor Space

- Length of space increased to 52" min. for new buildings (except Type B units)
- 48" length OK for existing buildings
- This "building block" requirement impacts many provisions
- Exceeds ADA



Operable parts

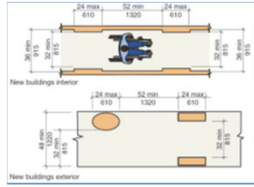


- **OPERABLE PART.** The *building block* that is a component of an *element* used to insert or withdraw objects, or to activate, deactivate, control or adjust the *element* (see Section 309).
- Height measurement
- Kitchen outlets separate

Chapter 4: Accessible Routes

Walking Surfaces

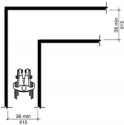
- Width of exterior accessible routes increased to 48" min.
- Revisions made for interior routes in new buildings due to increased clear floor space
- Existing buildings are unchanged



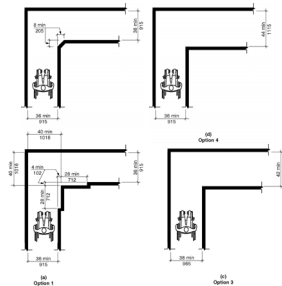
90 degree turn

Turns not required when turning through doors, into elevators or platform lifts or moving into a clear floor space or maneuvering clearance.

Existing



New



Elevator cars

- Destination oriented elevators
- Floor designation
- Emergency controls
- Message display screens
- Coordination of terminology



Chapter 5: General Site and Building Elements

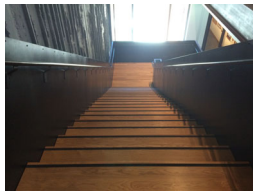
Electrical Vehicle Charging Station

- Provisions address operable parts, accessible route, obstructions, size, marking, signage
- 132" wide with 60" access aisle, 216" long
- Applies to both parking lots and on-street parking
- Revised in 2026 to coordinate with ADA Guidelines



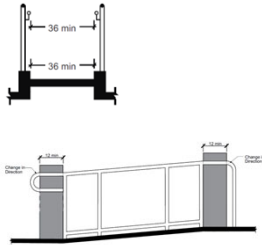
Stripes on stairways

- Every tread and landing
- 1 to 2 inch wide
- Minimum contrast requirements



Handrails

- Clarification for ramp width
- Handrail extensions must meet length before the bend
- Between a ramp and a stairway is not considered a continuous handrail



Chapter 6: Plumbing Elements and Facilities

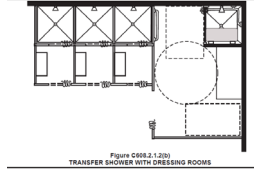
Diaper changing tables

- No longer allowed in accessible compartments except in alterations



Changing rooms at showers

- Where changing compartments with benches are provided in front of showers, the accessible shower has to have an accessible changing room with bench.



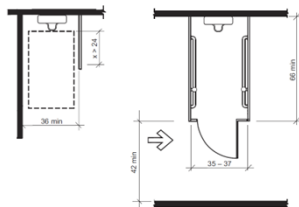
Water closets

- Height increase from 17-19 to 17-20
- Allowance for top of tank and back wall flush controls



Urinals

- Clarification of alcove provisions with privacy screens
- In gender-neutral bathrooms, where compartments are provided.
- Similar to the requirements for ambulatory compartment to help people who want to stand to urinate



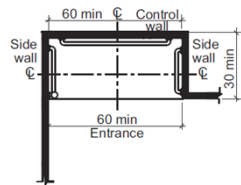
Bathtubs with fixed folding seat

- New option for seats folding down from the head wall
- Less chance of seat moving like a moveable seat
- Over the tub instead of past it like the current platform



Roll-in shower updates

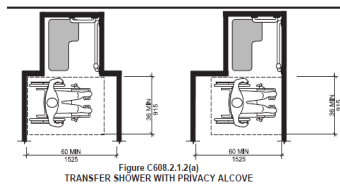
- Roll-in shower option with 3 grab bars returns for locations other than Accessible rooms in transient lodging
- Existing bathtubs being replaced with a shower can use 57" minimum width



Note: Inside finished dimensions measured at the center points of opposing sides

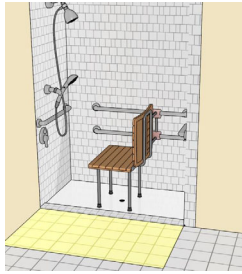
Transfer shower updates

- Tolerances for transfer shower size
- Clarify clear floor space in front has to meet alcove provisions



Alternate transfer type shower with moveable seat

- 57" wide minimum and 30" deep minimum
- Seat moves so that controls can be on the head wall



Controls and hand shower

- Clarify control area is for on/off, temperature control and diverter to change water from faucet or fixed shower to hand shower
- Hand shower mount locations are larger than the control areas
- Hand shower can be on a slide
- Fixed shower head can be additional



Rinsing showers

- 60" x 60" minimum clearance
- Hand shower or fixed head
- Controls for water flow
- No grab bars or seats required



Assisted toileting and bathing

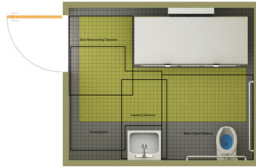
- Technical criteria for assisted toileting and bathing moved from IBC



Adult changing – technical (1 of 2)

2017 A117.1 Supplement 1

- Size – 70" x 30"
- Clearance – 36" wide in front and on one end
- Adjustable height (transfer height in limited situations)
- Weight limits – 400 lbs.
- Adjustable side rails
- Instructions for operation
- Within a single occupant toilet room; multi-stall with privacy screens; special education classrooms
- Waste receptacle
- Signage



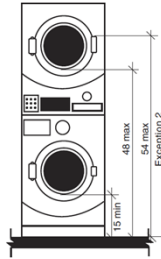
Adult changing station – technical (2 of 2)

2026 A117.1

- New safety standard IAPMO Z1390 – Standard for Assistive Tables
- An assistive table shall be provided in an adult changing station.
- Referenced for operation, instructions, side rails/safety restraints
- This standard establishes physical requirements and tests addressing structural strength, mechanical adjustments, materials, integrated fixtures, electrical components, safety restraint systems, entrapment safety, drain line hydraulics, product marking, and installation documentation requirements for assistive tables.

Washer and dryers

- No top loaders permitted for the accessible machines in shared laundry, Accessible or Type A units.
- New allowances for stackable options



Pet washing station

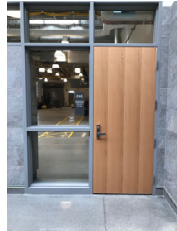
- Clear floor space for approach
- Controls and mount for hand shower within reach ranges



Chapter 7: Communication Elements

Signage location

- Clarification of signage locations
- Contrast requirements in a formula
- Text orientation for required signs must be horizontal
- Section reorganized



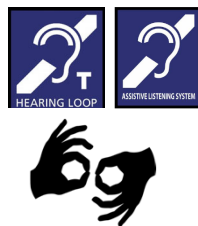
Toilet compartment signage

- Symbol for injured person
- This has to be on the door to the ambulatory compartments
- Accessible compartments has to be marked with the ISA



Hearing assistance signage

- International Symbol for Hearing Access where assisted listening systems provided
- T on sign if an induction loop-type assistive listening system provided
- International Symbol for Sign Language at visual relay booths



Detectable warning surfaces

- Concerns for contrast
- Needs to be yellow Color ID 33538 or a color designated by the jurisdiction
- If not yellow, has to contrast with adjacent surfaces



Chapter 8: Special Rooms and Spaces

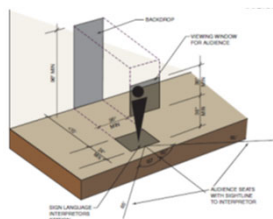
Companion Seat Alignment

- Shoulder alignment is not required for seating at tiered dining or work surfaces
- Examples:
 - Dinner theaters
 - Lecture halls
- Dispersion should be based on general assembly seating



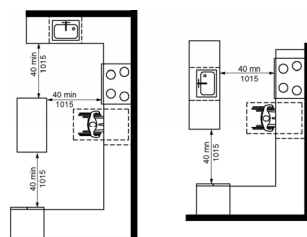
Sign Language Interpreter Stations

- Not scoped
- Provides design parameters for station, including:
 - Size
 - Viewing angle and distance
 - Lighting
 - Backdrop



Kitchens

- Clearances with a kitchen island
- Kitchenettes



Kitchen base cabinets

- Kitchen base cabinets in Accessible and Type A kitchens have to have pull out shelves or lazy susans
- Exceptions:
 - Vertical storage
 - Base cabinets 12" or less in width

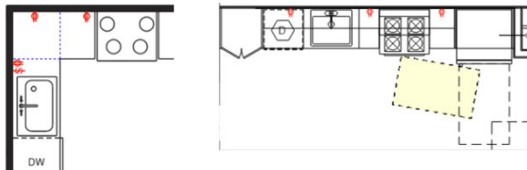


Receptacle outlets over kitchen counters (1 of 4)

- Change in National Electrical Code will no longer allow outlets on the front of cabinets
- Kitchen design should be controlled by access to work surface, sinks and appliances, not by access to outlets
- Special work group to consider all options

Receptacle outlets over kitchen counters (2 of 4)

- Current problem – access to required outlets at corner locations and adjacent to appliances.



Receptacle outlets over kitchen counters (3 of 4)

- **Minimum requirements**
- **At least two** receptacle outlets serving counters must comply with both of the following conditions.
- These receptacle outlets must meet the requirements for **reach range** and **clear floor space**.
- Where a work surface is required, **at least one** of these receptacle outlets must serve the work surface.
- Remainder to meet 1 of 3 options -
 - 44 inches max. above the floor



Receptacle outlets over kitchen counters (4 of 4)

- Where located on a side wall, 48 inches max. above the floor and 15 inches max. from front edge of the counter

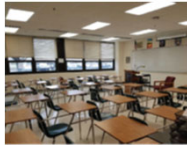


- Where located at the face of the upper cabinets, 54 inches max. above the floor and 15 inches max. from the front edge of the counter and with a forward plug insertion



Enhanced Acoustics for Classrooms (1 of 2)

- Provides guidance to improve acoustics by controlling:
 - Reverberation
 - Ambient sound levels
- Currently only for rooms $\leq 20,000 \text{ ft}^3$
- Helps improve hearing and comprehension/learning
- Added 'adaptability' requirement for $\leq 10,000 \text{ ft}^3$



Enhanced Acoustics for Classrooms (2 of 2)

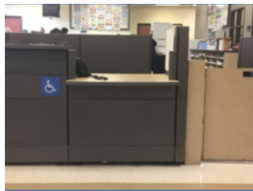
Classroom Acoustics Requirements

Learning Space	Greatest one hour average sound level of exterior source background noise	Greatest one hour average sound level of interior source background noise	Maximum reverberation times for sound pressure levels in octave bands with frequencies of 500, 1000 and 2000 Hz.
Classrooms with an enclosed volume of $\leq 10,000$ cubic feet	35 dBA/55 dBC	35 dBA/55 dBC	0.6 seconds
Classrooms with an enclosed volume of $> 10,000$ cubic feet and $\leq 20,000$ cubic feet	35 dBA/55 dBC	35 dBA/55 dBC	0.7 seconds

Chapter 9: Built-In Furnishings and Equipment

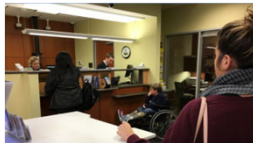
Sales/Service Counters & Windows

- "Windows" added into technical requirements
- Regulates "public portion" "where counters are provided"
- Employee side is not regulated since it is a work area
- Clarifies small (<36" length) parallel counters are OK if that is entire counter length



Sales/Service Counters & Windows 904.3

- Applicable to public side (not employee side)
- Side or front approach
- Equal customer counter
- Maximum barrier height to allow for face-to-face contact between employee and customer
- Allowance for security windows



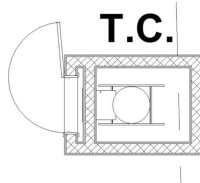
Self service checkout counters

- Side or front approach
- All operable parts within reach range – touch screen, scanners, key pads, payment devices.
- Self-bagging area within reach range



Trash and lined chutes

- Trash chute doors have fire protection requirements.
- Where there is a room, it has to have a turning space, maneuvering clearance at the door to the room and at the chute.
- If there is a door with the chute behind it, the hall door has to have a magnetic hold that releases for smoke



Chapter 10: Recreational Facilities

Playgrounds

- Accessible routes must be stable and firm
- Artificial turf must meet pile height requirements
- Surfaces in use zones meets ASTM F1292



Chapter 11: Dwelling Units and Sleeping Units

Accessible units

- Typically required in transient lodging and dormitories
- Coordination with –
 - Base cabinets with pull out shelves
 - Outlets in kitchens

Beds in Accessible units

- Clear floor space on both sides of the bed
- Bed open underneath for use of hoist lift
- Mattress height 17-23 inches
- Charging Station:
 - Compliant with 906
 - Charge a motorized wheelchair
 - Same space as transfer space next to bed in Accessible unit



Type A units

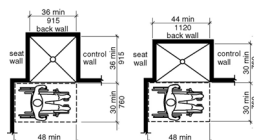
- 2% required in large apartment buildings
- Coordination with –
 - Base cabinets with pull out shelves (except for removeable cabinets at sink and work surface)
 - Outlets in kitchens
- New items-
 - Kitchenettes added
 - Shower compartment doors can be provided if removeable

Type B units

- Fair Housing units
- Maintained 30" x 48" clear floor space throughout (did not go to larger sizes)
- Coordination with –
 - Outlets in kitchens
 - Kitchenettes added

Shower Compartment in Type B unit

- Transfer shower was limited to 36" x 36" minimum size dimensions
- Allows 30" x 44" min. as alternate for equivalent area
- Any size shower door permitted



Type B units

- Front approach option for larger shower

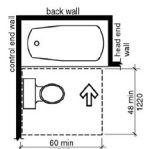


Figure 1104.11.3.1.3.2
Forward approach bathtubs in Type B units
Option A bathrooms

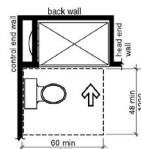


Figure 1104.11.3.1.3.4
Forward approach showers in Type B units
Option A bathrooms

Codes and Standards
Development

International Codes – Code Change Process Logistics (1 of 2)

- I-Code published every 3 years.
- 15 codes split into two groups: A, B.
- 5 hearings -
 - Two Code Development for each group
 - One combined Final Action Hearing
- Repeat
- 2027 I-Codes available in fall of 2026.



International Codes – Code Change Process Logistics (2 of 2)

- Anyone can propose a code change
- Deadline for changes for 2030 codes are in January of 2027 and 2028, depending on group.
- Hearings broadcast live.
- ICC offers assistance by phone calls, emails, articles and commentaries.



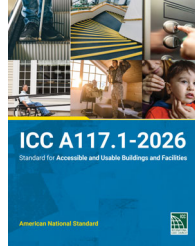
A117.1 Standard: Change Process Logistics (1 of 2)

- 3 year development cycle.
- Continuous maintenance
- 2024 I-codes references the 2017 ICC A117.1 with Supplement 1
- 2027 I-codes will reference the 2026 ICC A117.1



A117.1 Standard: Change Process Logistics (2 of 2)

- A117.1 Committee has voted final approval of the 2026 edition of ICC A117.1.
- Information on the ICC A117.1 webpage at <https://www.iccsafe.org/icc-asc-a117-1/>
- Anyone can participate in development of the next edition. All meetings are open to the public.
- ICC A117.1 has current call for new committee members. Deadline is August 31, 2026.
- ICC offers assistance by phone calls, emails, articles and commentaries.



Technical Assistance

- ICC and A117.1 – ICC, (888)422-7233; www.iccsafe.org.
- ADA – Access Board, 800-872-2253(v), 800-993-2822(TTY), www.access-board.gov or email at ta@access-board.gov
- ADA – ADA Technical Assistance Centers (800)949-4232; www.adata.org
- Fair Housing – Fair Housing Accessibility First, (888)341-7781; www.fairhousingfirst.org.

Questions?

