

CITY OF SAN ANTONIO
Development Services Department
MEMORANDUM

TO: DSD Associates
FROM: Roderick Sanchez, Interim Director and Building Official
DATE: September 15, 2006
FILE: Code Interpretation Manual

INTERPRETATION NUMBER: CI2006-028

TITLE: Universal Design and Means of Egress

CODE EDITION: 2006 International Residential Code (IRC) as amended by COSA

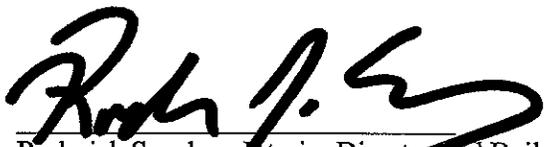
SECTION: R311.4.1

PURPOSE: To determine whether or not the required exit door for a structure meeting R311.4.1 must also meet universal design requirements that stipulates ADA compliance.

QUESTION: When a home is required to be designed and built under Universal Design, is it acceptable for the only handicapped access to be through the garage? If so, what are the parameters of the design?

ANSWER: Yes. The 2006 IRC stipulates that there be not less than one exit door for each dwelling. "The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without travel through a garage." R311.4.3 requires that the landing inside the exterior door be not lower than 1.5-inches below the threshold. R311.4.3.2 as amended by City Council requires that the landing outside the exterior door be not lower than 7.75-inches below the threshold. The 2006 Residential Code does not address the ADA compliance issue for entrances.

The garage is an acceptable ADA accessible route for compliance with City of San Antonio Ordinance 95641 and TX Govt Code 2306.514. As per state requirements, the route must have a ramp or a no step entrance. The ADA accessible door from the garage to the interior of the house must meet 36-inch wide as per state requirements.



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