

Chapter ILHR 66

APPENDIX B

Note: The material contained in this appendix is for clarification purposes only. It is included here to avoid a need to refer to the Commercial Building Code for barrier-free accessibility requirements in nonpublic areas.

Subchapter II — Accessibility Standards for Covered Multifamily Housing

Part 1 — Scope, Purpose and Application

ILHR 57.70 Scope. This subchapter applies to all covered multifamily housing including, but not limited to, apartment buildings, rowhouses, townhouses and condominiums.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

ILHR 57.71 Purpose. (1) **GENERAL.** The purpose of this subchapter is to ensure that all buildings under the scope of this subchapter are designed and constructed to be accessible to people with disabilities.

(2) **SEPARATE BUILDINGS.** Dwelling units within a single structure separated by any fire-resistive rated walls within a structure do not create separate buildings, unless the walls are 4-hour fire-resistive building division walls as defined in s. ILHR 50.01 (144) (a).

Note: This subchapter does not invalidate or limit the remedies, rights and procedures of federal laws or local laws that provide greater or equal protection for the rights of individuals with disabilities or individuals associated with them.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

Part 2 — Departmental Action

ILHR 57.74 Plan examination and department action. Conformance with the accessibility requirements as specified in this subchapter shall be presented as a part of the general plan submittals as required under s. ILHR

50.12. **History:** Cr. Register, April, 1994, No. 460, eff. 5-1-94.

Part 3 — Definitions

ILHR 57.77 Definitions. In this subchapter:

(1) "Accessible" means able to be approached, entered and used by persons with disabilities.

(2) "Accessible route" means a continuous unobstructed path connecting accessible elements and spaces in a building or within a site or from a site to a vehicular route, that can be negotiated by all persons with a disability. Interior accessible routes include corridors, floors, ramps, elevators and lifts. Exterior accessible routes include parking access aisles, curb ramps, walks, ramps and lifts.

(3) "Bathroom" means a room which contains a water closet, lavatory and bathtub or shower.

(4) "Clear" means unobstructed.

(5) "Common use areas" means rooms, spaces or elements inside or outside of a building that are made available for the use of residents of a building or their guests and which are not within an individual living unit.

(6) "Covered multifamily housing" means any of the following housing or dwelling units that are first ready for occupancy on or after October 1, 1993:

(a) Housing consisting of 3 or more dwelling units if the housing has one or more elevators;

(b) Grade-level dwelling units, in housing without elevators, consisting of 3 or more dwelling units; or

(c) Multilevel dwelling units without elevators in any housing consisting of 3 or more dwelling units with separate exterior entrances.

(7) "Dwelling unit" means a single unit of residence for a household of one person or a family.

(8) "Entrance" means any exterior access door to a building or portion of a building used by residents to enter the building. An "entrance" does not include a door to a loading dock or a door used primarily as a nonrequired service entrance, even if nondisabled residents occasionally use that door to enter.

(9) "Finished grade" means the ground surface of the site after all construction, leveling, grading, and development has been completed.

(10) "Grade-level floor" means the floor of a building closest to finished grade that contains dwelling units.

Note: See s. ILHR 57.81 (1) for accessible building entrances to a grade-level floor.

(11) "Loft" means an intermediate level floor between the floor and ceiling of any story located within a room or rooms of a dwelling unit.

(12) "Multilevel dwelling unit" means an individual dwelling unit with finished living space located on one floor level and a floor level immediately above or below it.

(13) "Powder room" means a room which contains a water closet and a lavatory.

(14) "Primary floor" means a floor which is intended for use by the employees or patrons, or both. A floor used primarily for mechanical purposes or storage, or both, will not be considered as a primary floor.

(15) "Public use areas" means interior or exterior rooms or spaces of a building that are made available to the general public.

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(16) "Single-level dwelling unit" means an individual dwelling unit with all of the finished living space located on one floor.

(17) "Site" means a parcel of land bounded by property lines.

(18) "Slope" means the relative steepness of the land between two points.

(19) "Undisturbed site" means the site before any construction, leveling, grading, or development associated with the current project.

(20) "Vehicular or pedestrian arrival points" means public or resident parking areas, public transportation stops, passenger loading zones, and public streets or sidewalks.

(21) "Vehicular route" means a route intended for vehicular traffic, such as a street, driveway or parking lot.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

Part 4 — General Requirements

ILHR 57.78 Accessibility requirements, new construction. All covered multifamily housing constructed on or after May 1, 1994 shall comply with the accessibility requirements in ss. ILHR 57.81 to 57.871.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

ILHR 57.79 Accessibility requirements for additions and remodeled covered multifamily housing.

(1) **GENERAL.** All existing multifamily housing being remodeled or added to under this section shall comply with the following:

(a) *More than 50% remodeled or added.* If more than 50% of the gross interior area of an existing multifamily housing building is remodeled or added to, the entire building shall be designed and constructed in accordance with the accessibility requirements specified in ss. ILHR 57.81 to 57.871.

(b) *25% to 50% remodeled or added.* If 25% to 50% of the gross interior area of an existing multifamily housing building is remodeled or added to, that portion of the building being remodeled or added to shall be designed and constructed in accordance with the accessibility standards specified in ss. ILHR 57.81 to 57.871.

(c) *Less than 25% remodeled or added.* If less than 25% of the gross interior area of an existing multifamily housing building is remodeled or added to, the remodeling is not subject to the accessibility standards specified in ss. ILHR 57.81 to 57.871, unless the alteration involves work on interior doors, entrances, exits, bathrooms or toilet rooms, in which case the interior doors, entrances, exits, bathroom or toilet rooms shall comply with the standards specified in ss. ILHR 57.81 to 57.871.

(2) **REMODELING OR ADDING IN STAGES.** The percentage requirements established in this section apply to the accumulative sum of any remodeling or additions, or both, undertaken after May 1, 1994.

(3) **EXISTING BUILDINGS WITH MIXED OCCUPANCIES.** (a) *Buildings with an area of 20,000 square feet or less.* If an existing building with mixed occupancies is remodeled or added to and the gross interior area of the building after remodeling or adding to is 20,000 square feet or less, access and interior circulation shall be provided to a primary floor. Interior circulation between floor levels is not required.

(b) *Buildings with an area greater than 20,000 square feet.* If an existing building with mixed occupancies is remodeled or added to and the gross interior area of the building after the remodeling or adding to is greater than 20,000 square feet, access and interior circulation shall be provided to all floor levels. The method of interior circulation provided between the floor levels shall comply with the applicable provisions in s. ILHR 52.04.

(4) **CHANGE OF USE.** If the use of an existing building is changed to a covered multifamily housing use and building is remodeled or added to, the building shall comply with this section.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

Part 5 — Accessibility requirements

ILHR 57.81 Accessible building entrance on an accessible route. Covered multifamily housing shall comply with this section and Table 57.81 for the number of accessible entrances and exits, dwelling units and the accessible interior features required in the dwelling units.

(1) **ACCESSIBLE BUILDING ENTRANCES TO A GRADE-LEVEL FLOOR.** Except for covered multifamily housing with site impracticality as specified in sub. (4), the grade-level floor of each covered multifamily housing building on a site shall be served by a building entrance on an accessible route. In addition to the designated grade-level floor with dwelling units, all other floors containing dwelling units which are located within 30 inches of finished grade shall be served by a building entrance on an accessible route.

(2) **ACCESSIBLE ENTRANCE DOOR.** Each accessible entrance door to a covered multifamily housing building shall be at least 36 inches in width. Minimum space requirements at the latch side of the door shall comply with the applicable portions of Table 57.82.

(3) **ACCESSIBLE ROUTE.** Except for covered multifamily housing with site impracticality as specified in sub. (4), each building on a site shall have at least one accessible route complying with applicable portions of Table 57.82.

Table 57.81
NEW CONSTRUCTION REQUIREMENTS

Types of Covered Multifamily Housing	Number of Accessible Entrances ¹	Number of Required Accessible Exits from Grade-Level Floor ²	Number of Accessible Dwelling Units	Accessible Features of Dwelling Unit
I. Covered multifamily housing without elevators				
A. Housing with common entrances to a grade-level floor with dwelling units				
1. Single-level dwelling units	All entrances ³	All required exits ^{4, 5, 6}	All dwelling units on the grade-level floor	ss. ILHR 57.82 to 57.871
2. Multilevel dwelling units	All entrances ³	All required exits ^{4, 5, 6}	Grade-level portion of dwelling units on the grade-level floor	ss. ILHR 57.82 to 57.871
B. Housing with separate exterior entrances to each dwelling unit				
1. Single-level dwelling units	All entrances ³	All required exits ^{4, 5, 6}	All grade-level dwelling units	ss. ILHR 57.82 to 57.871
2. Multilevel dwelling units	All entrances ³	All required exits ^{4, 5, 6}	At least 25% or fraction thereof of the total number of dwelling units in each building shall have accessible entrances The other dwelling units do not require accessible entrances	ss. ILHR 57.82 to 57.871 required on the grade-level portion of all multilevel dwelling units The multilevel dwelling units having accessible entrances shall be designed with accessible features, ss. ILHR 57.82 to 57.87, on all floor levels ⁷
II. Covered multifamily housing with elevators⁸				
A. Single-level dwelling units	All entrances ³	All required exits ^{4, 5, 6}	All dwelling units on all floors served by an elevator shall be accessible	ss. ILHR 57.82 to 57.871 required in all dwelling units on all floors served by an elevator
B. Multilevel dwelling units	All entrances ³	All required exits ^{4, 5, 6}	Grade-level portions of all multilevel dwelling units on all floors served by an elevator shall be accessible	ss. ILHR 57.82 to 57.871 required in grade-level portion of all dwelling units on all floors served by an elevator

¹An accessible entrance may also serve as a required exit.

²Exits required by chs. ILHR 50 to 64.

³Where all entrances are not accessible, site impracticality for the nonaccessible entrances shall be determined through the petition process.

⁴Where a rescue platform as specified in s. ILHR 57.05 (2) or an exterior stairway is provided as a second exit from an individual dwelling unit, the rescue platform or exterior stairway shall be sized to accommodate at least one wheelchair space. The wheelchair space shall measure at least 30 inches by 48 inches and the swing of the exit door shall not infringe into the wheelchair space.

⁵A second exit from a grade-level floor with dwelling units may be to an exterior stairway, providing the exit stairway platform is sized to accommodate space for two wheelchairs. Each wheelchair space shall measure at least 30 inches by 48 inches and the swing of the exit door shall not infringe into the wheelchair spaces.

⁶Where all exits are not accessible, site impracticality for the nonaccessible exits shall be determined through the petition process.

⁷Interior circulation via an elevator or mechanical lifting device is not required between floor levels.

⁸Where a building elevator is provided only as a means of creating an accessible route to dwelling units on a grade-level floor, the building is not considered an elevator building, only the grade-level dwelling units shall be accessible.

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(4) **SITE IMPRACTICALITY DUE TO TERRAIN OR UNUSUAL CHARACTERISTICS OF THE SITE.** (a) *Petition for variance.* Except for housing in floodplains or coastal high-hazard areas as specified in par. (d), the department may grant a variance from the requirements relating to an accessible entrance or an accessible route to a covered multifamily housing without elevators, if the person designing, constructing or remodeling the housing shows that complying with the accessible entrance or an accessible route is impractical because of the terrain or unusual characteristics of the site. Site impracticality shall be determined through the petition for variance procedure specified in s. ILHR 50.25.

(b) *Determining site impracticality.* To determine the site impracticality of an undisturbed site, the designer shall use the site impracticality requirements as specified in requirement number 1., (2) of the federal fair housing accessibility guidelines, as printed in the federal register, volume 56, number 44, on March 6, 1991.

Note: See Appendix for a copy of the site impracticality guidelines from the federal register.

(c) *Petition conditions and waiver.* Exterior accessibility shall be provided to at least 50% of the dwelling units of covered multifamily housing at one site. The department may impose specific conditions in granting a variance to promote exterior accessibility of the covered multifamily housing to persons with disabilities. If the department finds that exterior accessibility is impractical to all dwelling units at a site, the department may grant a waiver from the exterior requirements under sub. (1).

(d) *Floodplains and coastal high-hazard areas.* A petition for variance is not required for covered multifamily housing located in a federally, state or locally designated floodplain or coastal high-hazard area. Written documentation shall be submitted to this department for approval indicating the covered multifamily housing building is located such that the lowest floor or the lowest structural member of the lowest floor must be raised to a specified level at or above the base flood elevation.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

ILHR 57.82 Accessible and usable public and common use areas. (1) **GENERAL PUBLIC AND COMMON USE AREAS.** All public and common use areas, such as hallways, lounges, lobbies, laundry rooms, refuse rooms, mail rooms, recreational areas and passageways among and between buildings in covered multifamily housing shall comply with Table 57.82 and the appropriate sections of the Americans with Disabilities Act Accessibility Guidelines (ADAAG), as printed in Part III of the July 26, 1991 Federal Register and the September 6, 1991 Federal Register and as corrected in the January 14, 1992 Federal Register. Table 57.82 cites the appropriate section of the ADAAG standards and describes the appropriate application of the standards, including modifications to the referenced standard.

Note: Copies of the ADAAG standards can be obtained from the New Orders, Superintendent of Documents, P.O. Box 371954, Pittsburgh, Pennsylvania 15250-7954.

(2) **ACCESSIBLE PARKING SPACES.** If parking spaces, such as surface parking or garage parking, are provided at covered multifamily housing, accessible parking spaces shall be provided and designed in accordance with the following:

(a) *Size.* 1. 'Tenant parking.' a. Except as specified in subpar. b, an accessible parking space shall be at least 96 inches wide with an adjacent marked access aisle at least 60 inches wide.

b. A private garage serving an individual accessible dwelling unit shall have a minimum clear inside dimension of 13 feet in width.

2. 'Visitor parking.' An accessible parking space when provided for visitors shall be at least 96 inches wide with an adjacent marked access aisle at least 60 inches wide.

(b) *Number of accessible parking spaces.* 1. 'Tenant parking.' At least 2% of the total number of tenant parking spaces at each type of parking facility, such as surface parking or garage parking, shall be accessible. In no case shall there be less than one accessible parking space at each type of parking facility at each building.

2. 'Visitor parking.' If visitor parking is provided in addition to the tenant parking, at least 2% of the visitor parking spaces, with a minimum of one, shall be accessible.

(c) *Accessible route.* 1. 'General.' Except as specified in subd. 2., an exterior accessible route shall be provided from each accessible parking space to an accessible building entrance. The accessible parking spaces shall be located as close as possible to the accessible building entrance.

2. 'Exceptions.' a. In a covered multifamily housing building with underground parking, interior circulation to a grade-level floor with dwelling units may be provided in lieu of an exterior accessible route from the underground parking to an accessible building entrance. The method of interior circulation shall be an elevator or another approved method of interior circulation as specified in s. ILHR 52.04 and ch. ILHR 18.

b. In a covered multifamily housing building without elevators and having underground parking, on-grade covered garage parking located on an exterior accessible route to an accessible building entrance may be used in lieu of the underground accessible parking spaces and the exterior accessible route from the underground parking facility.

3. 'Private attached garages.' If a single-level dwelling unit or an accessible multilevel dwelling unit has an attached garage which serves only that dwelling unit, an exterior or interior accessible route shall be provided from the attached garage to an accessible dwelling unit entrance.

(d) *Passenger loading zones.* If passenger loading zones are provided, the passenger loading zones shall be designed and installed to comply with ADAAG 4.6.6.

(e) *Identification.* 1. 'Tenant parking.' The accessible tenant parking spaces provided at covered multifamily housing shall be designated with a sign which clearly states that the parking space is reserved for use by tenants with disabilities. The sign specified in s. Trans 200.07 shall not be used to identify tenant accessible parking spaces.

2. 'Visitor parking.' Accessible visitor parking spaces shall be identified with a sign complying with s. Trans 200.07. Additional signs shall be installed to direct persons from the accessible parking space to the accessible entrance.

TABLE 57.82
BASIC COMPONENTS FOR ACCESSIBLE AND USABLE PUBLIC
AND COMMON USE AREAS OR FACILITIES

Accessible element or space	ADAAG Section	Application
1. Accessible route(s)	4.3	(1) Except as specified in (2), within the boundary of the site: (a) From public transportation stops, accessible parking spaces, accessible passenger loading zones, and public streets or sidewalks to accessible building entrances. (b) Connecting accessible buildings, facilities, elements and spaces that are on the same site. Handrails are not required on accessible walks. Handrails shall be provided on ramps with a slope of 1:12. (c) Connecting accessible building or facility entrances with accessible spaces and elements within the building or facility, including adaptable dwelling units. (2) Where site or legal constraints prevent a route accessible to persons using wheelchairs between covered multifamily dwellings and public or common use facilities elsewhere on the site, a vehicular route may be provided as an alternative accessible route, providing there is accessible parking at each facility. Other site provisions shall comply with the applicable portions of this table.
2. Protruding objects	4.4	Accessible route or maneuvering space including, but not limited to halls, corridors, passageways or aisles.
3. Ground and floor surface treatments	4.5	Accessible routes, rooms and spaces, including floors, walks, ramps, stairs and curb ramps.
4. Parking and passenger loading zones	4.6.6	If provided, accessible parking at covered multifamily housing shall comply with s. ILHR 57.82 (2). If provided, passenger loading zones shall comply with ADAAG 4.6.6.
5. Curb ramps	4.7	Accessible routes crossing curbs.
6. Ramps	4.8	Accessible routes with slopes greater than 1:20 shall comply with ADAAG 4.8, except the ramp width shall be at least 48 inches.
7. Stair	4.9	Stairs on accessible routes connecting levels not connected by an elevator. Stairs not on accessible routes shall comply with s. ILHR 57.07.
8. Elevator	4.10	If provided, elevators shall comply with s. ILHR 52.04 and ch. ILHR 18.
9. Platform lift	4.11	May be used in lieu of an elevator or ramp only as specified in s. ILHR 52.04.
10. Drinking fountains and water coolers	4.15	Fifty percent of fountains and coolers on each floor, or at least one, water coolers if provided in the facility or at the site.
11. Toilet rooms and bathing facilities (including water closets, toilet rooms and stalls, urinals, lavatories and mirrors, bathtubs, shower stalls and sinks)	4.22	Where provided in public use and common use facilities, at least one of each fixture provided per room.
12. Seating, tables or work surfaces	4.32	If provided in accessible spaces, at least one of each type provided.
13. Places of assembly	4.33	If provided in the facility or at the site.
14. Common use spaces and facilities (including swimming pools, playgrounds, entrances, rental offices, lobbies, elevators, mailbox areas, lounges, halls and corridors, and the like)	4.1 through 4.33	If provided in the facility or at the site: (a) Where multiple recreational facilities such as, but not limited to tennis or racketsball courts, are provided at least 10% with a minimum of one recreational facilities or game area of each type shall be accessible. (b) Access is required to all spectator viewing for recreational facilities. (c) Access is required only to the deck area of such facilities as, but not limited to, swimming pools and whirlpools. (d) Where practical, access to all or a portion of nature trails and jogging paths.
15. Laundry rooms	4.32.6	If provided in the facility or at the site, at least one of each type of appliance provided in each accessible laundry area shall be accessible. Where washers are provided, at least one washer shall be front-loading.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

ILHR 57.83 Usable doors. All covered multifamily housing shall provide usable doors as follows:

(1) **PUBLIC AND COMMON USE AREAS.** (a) *Doorways.* All doorways that are part of an accessible route in the public and common use areas of covered multifamily housing shall have a minimum clear opening of 32 inches in width and shall comply with the applicable portions of Table 57.82, and Figures 57.83-1 and 57.83-2.

(b) *Double leaf doorways.* Where double leaf doorways are used in covered multifamily housing at least one door leaf shall provide a minimum clear opening of 32 inches in width.

(c) *Lever door handles.* Lever door handles shall be provided on all entrance and exit doors and on all entrance doors to individual dwelling units of covered multifamily housing.

(2) **INDIVIDUAL DWELLING UNITS.** (a) *Doorways.* All single leaf doorways and at least one door leaf of double leaf doorways into and within individual dwelling units shall provide a minimum clear opening of at least 32 inches nominal width between the face of the door and stop.

Note: A 34-inch door, hung in the standard manner, provides an acceptable nominal 32-inch clear opening. This door can be adapted to provide a wider opening by using offset hinges, by removing lower portions of the door stop or both. Pocket or sliding doors are acceptable doors in covered multifamily dwelling units and have the added advantage of not impinging

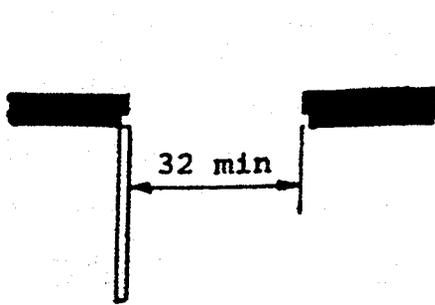
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on clear floor space in small rooms. The nominal 32-inch clear opening provided by a standard six-foot sliding patio door assembly is acceptable.

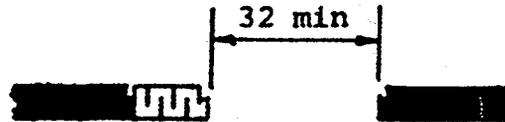
(b) *Doorways and corridors.* All doorways and corridors shall be designed to provide access and shall comply with the minimum design standards specified in Figure 57.83-2.

(c) *Lever door handles.* Lever door handles on interior dwelling unit doors may be requested by the renter and shall be provided by the landlord at no additional cost to the renter.

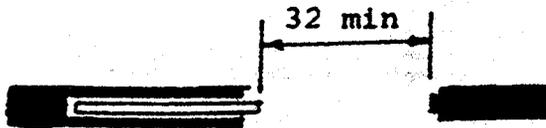
FIGURE 57.83-1 CLEAR DOORWAY WIDTH AND DEPTH



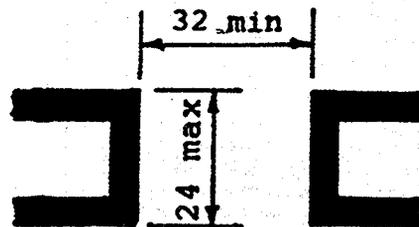
(a) Hinged Door



(b) Folding Door

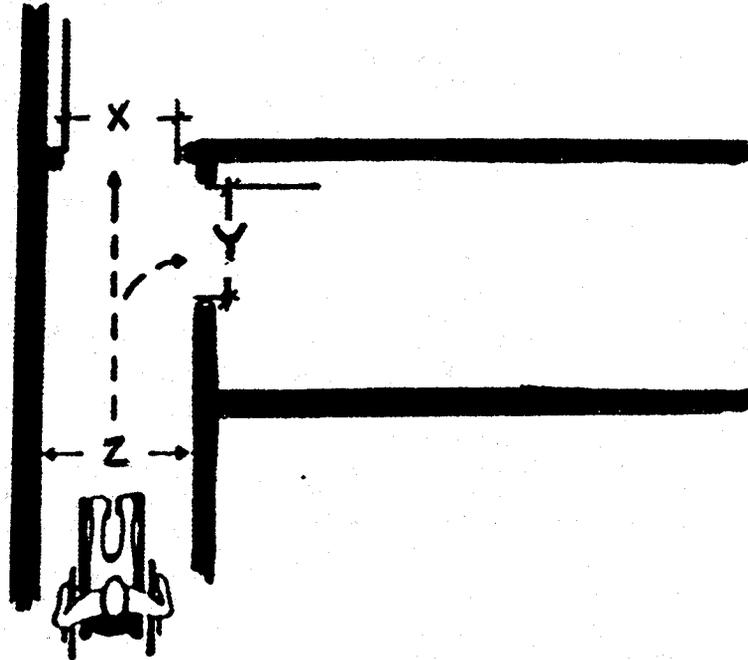


(c) Sliding Door



(d) Maximum Doorway Depth

FIGURE 57.83-2 DOORWAYS AND CORRIDORS



MINIMUM CLEAR DOORWAY AND CORRIDOR DIMENSIONS

CORRIDOR WIDTH Z Dimension ¹	DOORWAY CLEARANCES	
	X(Straight run)	Y(90 degree turn)
36 inches	32 inches	36 inches
38 inches	32 inches	36 inches
40 inches	32 inches	34 inches
42 inches and greater	32 inches	32 inches

¹The corridor width, Z dimension, shall be maintained for a distance of at least 5 feet from the edge of the door opening.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

ILHR 57.84 Accessible route into and through the covered dwelling unit. (1) **ACCESSIBLE ROUTE.** Except as specified in sub. (2), an accessible route complying with the following requirements shall be provided throughout a dwelling unit in covered multifamily housing.

(a) *Minimum width.* An accessible route shall provide a minimum clear width of 36 inches.

(b) *Changes in floor level.* Within dwelling units, changes in floor levels between $\frac{1}{4}$ inch and $\frac{1}{2}$ inch shall be beveled with a slope no greater than 1:2. Changes in level greater than $\frac{1}{2}$ inch shall be ramped in accordance with the applicable portions of Table 57.82.

(c) *Thresholds at exterior doors.* Thresholds at exterior doors, including sliding door tracks, shall be no higher than $\frac{3}{4}$ inch. Thresholds and changes in level at exterior door locations shall be beveled with a slope no greater than 1:2.

(d) *Exterior landing.* 1. Except as specified in subd. 2., an exterior landing shall be provided at all required exits or entrances of covered multifamily housing and the landing shall be no more than $\frac{1}{2}$ inch below the floor level of the interior of the dwelling unit. The exterior landing shall have a side slope not greater than $\frac{1}{8}$ inch per foot and shall be at least 5 feet deep measured perpendicular to the door and shall provide at least 18 inches of clear landing surface adjacent to the door knob side of the door.

2. Exterior deck, patio or balcony surfaces shall be no more than $\frac{1}{2}$ inch below the floor level of the interior of

the dwelling unit, unless the exterior deck, patio or balcony surfaces are constructed of impervious material such as, but not limited to, concrete, brick or flagstone. In such cases, the surface shall be no more than 4 inches below the floor level of the interior of the dwelling unit.

(2) **EXCEPTIONS.** (a) *Raised or sunken areas.* An accessible route is not required to a raised or sunken area of an individual dwelling unit. The raised or sunken area shall not interrupt the accessible route throughout the remainder of the dwelling unit.

(b) *Single-level dwelling units with lofts.* Single-level dwelling units may include lofts. In single-level dwelling units with lofts, all spaces other than the loft shall be on an accessible route. All portions of a loft shall be open and unobstructed to the room in which they are located, except for columns and posts and protective walls or railings not more than 44 inches in height. The area of the loft shall not be more than one-third of the area of the floor level located directly below the loft in the dwelling unit.

(c) *Multilevel dwelling units in housing with elevators.* In multilevel dwelling units in buildings with elevators, an accessible route shall be provided on the level of the dwelling unit which is served by the building elevator and shall:

1. Include the primary entry to the dwelling unit;
2. Comply with the accessibility standards specified under this subchapter with respect to the rooms located on the entry or accessible floor; and
3. Contain a bathroom or a powder room which complies with ss. ILHR 57.86 and 57.871.

(d) *Multilevel dwelling units in housing without elevators.* 1. All grade-level portions of multilevel dwelling units shall comply with the accessibility standards under this subchapter with respect to the rooms located on a grade-level floor and shall contain a bathroom or powder room on the grade-level floor;

2. At least 25% of the total number of multilevel dwelling units with separate exterior entrances, in housing without elevators, shall be designed and constructed with interior accessible features as specified in ss. ILHR 57.83 to 57.871 on all floors.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

ILHR 57.85 Light switches, electrical outlets, thermostats and other environmental controls in

accessible locations. Light switches, electrical outlets, thermostats, circuit controls and other environmental controls installed in covered multifamily housing shall be located for use by the tenant as follows:

(1) **HEIGHT OF CONTROLS.** Except as specified in sub. (2), operable parts of the controls shall be located no higher than 48 inches and no lower than 15 inches above the floor.

(2) **HEIGHT OF CONTROLS OVER OBSTRUCTIONS.** If a person is required to reach over an obstruction which is between 20 and 25 inches in depth, the maximum height shall be reduced to 44 inches for a forward approach or 46 inches for a side approach. Obstructions shall not extend more than 25 inches from the wall beneath a control.

Note: See Appendix for example of reach dimensions over an obstruction.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

ILHR 57.86 Reinforced walls for grab bars. All covered multifamily housing shall provide reinforced walls for grab bars as follows:

(1) **LOCATION.** (a) Except as specified in sub. (2), reinforced bathroom walls shall be provided to allow the later installation of grab bars around the water closet, tub, shower stall and shower seat, where such facilities are provided. Reinforced areas shall be provided at least at those points where grab bars will be mounted as shown in Figures 57.86-1, 57.86-2 and 57.86-3.

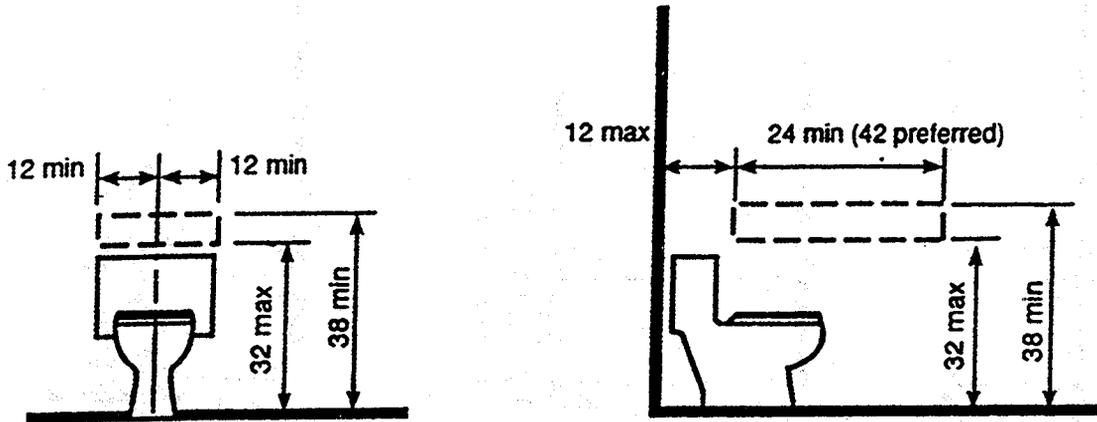
(b) If a powder room, containing a water closet and sink, is the only toilet facility located on an accessible level of a multilevel dwelling unit, reinforced bathroom walls shall be provided to allow the later installation of grab bars around the water closet and sink.

(2) **EXCEPTION.** Where the water closet is not placed adjacent to a side wall, the areas where the installation of floor mounted, foldaway or similar alternative grab bars would be installed shall be reinforced.

Note 1: A sunken tub placed away from walls could have reinforced areas for installation of floor-mounted grab bars. The same principle applies to shower stalls; for example glass-walled stalls could be planned to allow floor-mounted grab bars to be installed later.

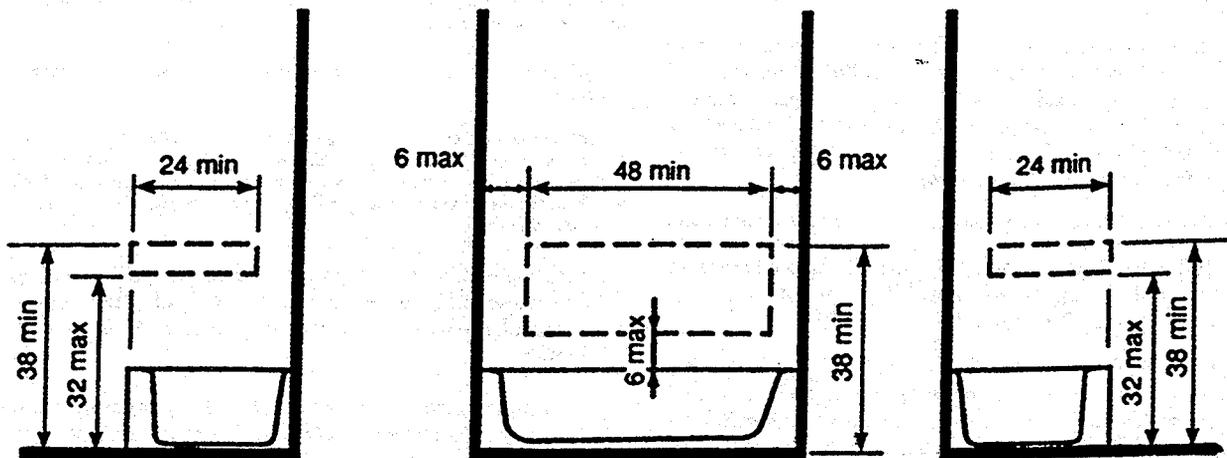
Note 2: Reinforcement for grab bars may be provided in a variety of ways such as, by plywood or wood blocking, so long as the necessary reinforcement is placed so as to permit later installation of appropriate grab bars.

FIGURE 57.86-1
LOCATION OF GRAB BAR REINFORCEMENT FOR WATER CLOSETS



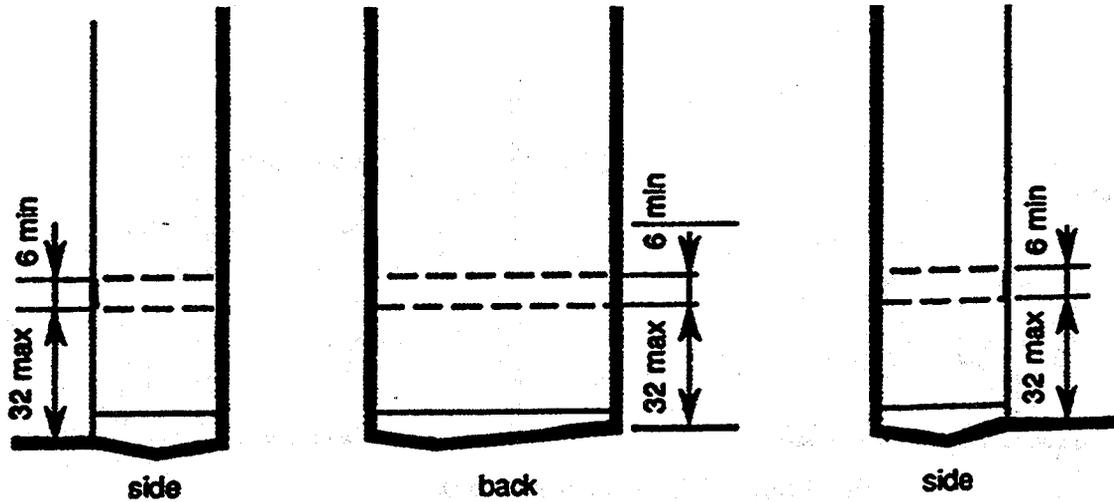
Reinforced Areas for Installation
of Grab Bars

FIGURE 57.86-2
LOCATION OF GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS



NOTE: The areas outlined in dashed lines represent locations for future installation of grab bars for typical fixture configurations.

FIGURE 57.86-3
LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE SHOWERS



NOTE: The areas outlined in dashed lines represent locations for future installation of grab bars.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

ILHR 57.87 Usable kitchens. Kitchens of covered multifamily housing shall be designed and constructed as follows:

(1) **CLEAR FLOOR SPACE.** A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair shall be provided at the range or cooktop and sink, and either a parallel or forward approach shall be provided at the oven, dishwasher, refrigerator, freezer or trash compactor.

Note: See Appendix for the minimum clear floor space for wheelchairs.

(2) **CLEARANCE BETWEEN COUNTERS.** Clearance between counters and all opposing base cabinets, countertops, appliances or walls shall be at least 40 inches.

(3) **U-SHAPED KITCHENS.** In U-shaped kitchens with a sink, range or cooktop at the base of the "U," a 60-inch turning radius shall be provided to allow a parallel approach, or the base cabinets shall be removable at that location to allow knee space for a forward approach.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94.

ILHR 57.871 Usable bathrooms. At least one bathroom in a dwelling unit shall be designed in accordance with sub. (2). All other bathrooms shall comply with sub. (1).

(1) **BASIC USABILITY.** (a) *Design of bathroom.* Maneuvering space shall be provided within the bathroom for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Doors may swing into the clear floor space provided at any fixture if the maneuvering space is provided. Maneuvering spaces may include any kneespace or toespace available below bathroom fixtures.

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Note: See Appendix for an example of a bathroom complying with the basic usability requirements.

(b) *Clear floor space.* Clear floor space of 30 inches by 48 inches shall be provided at all fixtures. Clear floor space at fixtures may overlap.

Note 1: See Appendix for examples of clear floor space at bathroom fixtures.

Note 2: Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair. If a parallel approach is not possible within the space, any cabinets provided would have to be removable to afford the necessary knee clearance for a forward approach.

(c) *Shower stall.* If a shower stall is the only bathing facility provided in the covered dwelling unit, the shower stall shall have an inside dimension at least 36 inches by 36 inches.

(2) **HIGHER LEVEL OF USABILITY.** (a) *Design of bathroom.*
1. Where the door swings into the bathroom, a clear floor space of 30 inches by 48 inches shall be provided within the room for a person to position a wheelchair or other mobility aid clear of the swing of the door and to permit use of fixtures. This clear floor space may include any kneespace and toespace available below bathroom fixtures.

2. Where the door swings out of the bathroom, a clear floor space of 30 inches by 48 inches shall be provided within the bathroom for a person using a wheelchair or other mobility aid to position the wheelchair such that the person is allowed use of fixtures. Clear floor space shall be provided to allow persons using wheelchairs to reopen the door to exit.

Note: See Appendix for examples of bathrooms complying with the higher level of usability.

(b) *Water closets.* Water closets shall be located within bathrooms so that a grab bar may be installed on one side of the water closet. In locations where water closets are adjacent to walls or bathtubs, the centerline of the water closet shall be a minimum of 18 inches from the obstacle. The side of the water closet without a grab bar shall be a minimum of 15 inches measured from the centerline of the water closet to the finished surface of adjacent walls, vanities or the edge of a lavatory.

Note: See Appendix for examples of clear floor space at water closets.

(c) *Vanities and lavatories.* When 2 or more lavatories are provided in a bathroom, at least one lavatory shall be made accessible.

1. Vanities and lavatories shall be installed with the centerline of the lavatory a minimum of 15 inches, measured horizontally, from an adjoining wall or fixture.

2. The top of the fixture rim shall be a maximum height of 34 inches above the finished floor.

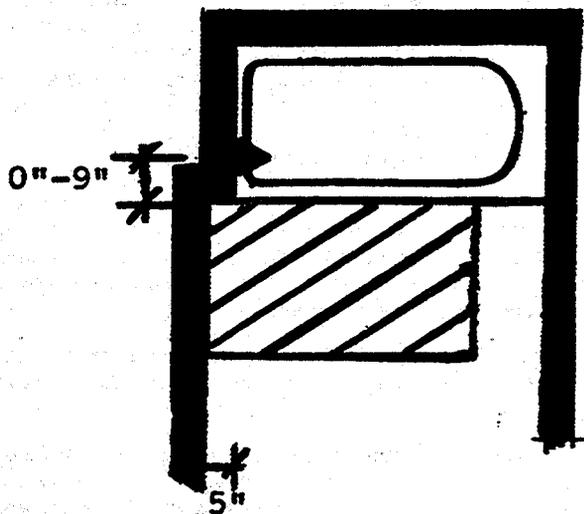
3. A clear floor space at least 30 inches by 48 inches shall be provided at a lavatory for either a parallel or front approach. If a front approach is used, full kneespace shall be provided below the lavatory at least 17 inches in depth. If kneespace is provided below the vanity, the bottom of the apron shall be at least 27 inches above the floor.

Note: See Appendix for examples of clear floor space at lavatories.

(d) *Bathtub and shower fixtures.* When both bathtub and shower fixtures are provided in the bathroom, at least one fixture shall be made accessible.

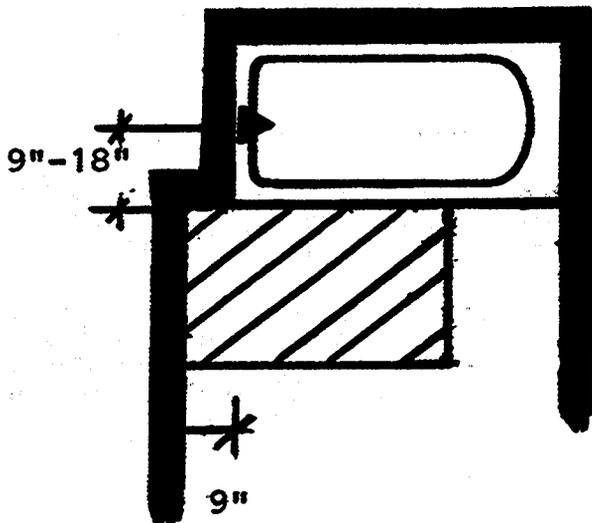
1. 'Bathtubs.' a. Where the centerline of the controls is located not more than 9 inches from the apron of the bathtub, a clear floor space at least 30 inches by 48 inches shall extend at least 5 inches beyond the head of the bathtub as shown in Figure 57.871-1.

FIGURE 57.871-1
CLEAR FLOOR SPACE/OFFSET CONTROLS



 Clear floor space
at bathtub (30" by 48")

FIGURE 57.871-2
CLEAR FLOOR SPACE/CENTERED CONTROLS



 Clear floor space
at bathtub (30" by 48")

b. Where the centerline of the controls is located between 9 inches and 18 inches from the apron of the bathtub, a clear floor space at least 30 inches by 48 inches shall extend at least 9 inches beyond the head of the bathtub as shown in Figure 57.871-2.

2. 'Shower stalls.' a. Shower stalls in a bathroom shall have an inside dimension [at] least 36 inches by 36 inches.

b. A minimum clear floor space 30 inches wide by 48 inches shall be provided outside the stall.

Note: See Appendix for an example of clear floor space.

c. If the shower stall is the only bathing facility provided in the covered dwelling unit, or on the accessible level of a covered multilevel unit, the shower stall shall have reinforcing to allow for installation of a wall hung bench seat.

(3) POWDER ROOMS. Where a powder room is the only toilet room provided on the grade-level floor of a multilevel dwelling unit, the powder room shall be designed and constructed in accordance with the applicable portions of sub. (2).

Note: See Appendix for examples of adaptable powder rooms.

(4) SINGLE-LEVER PLUMBING CONTROLS. Single-lever plumbing controls or other controls which are approved by the department, may be requested by the renter for installation on plumbing fixtures used by the renter and shall be provided by the landlord at no additional cost to the renter.

History: Cr. Register, April, 1994, No. 460, eff. 5-1-94; corrections in (2) (d) 1. made under s. 13.93 (2m) (b) 12, Stats., Register, October, 1994, No. 466.

A-57.81 Requirement 1. (4) SITE IMPRACTICALITY GUIDELINES.

(2) Site impracticality. Covered multifamily dwellings with elevators shall be designed and constructed to pro-

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vide at least one accessible entrance on an accessible route, regardless of terrain or unusual characteristics of the site. Covered multifamily dwellings without elevators shall be designed and constructed to provide at least one accessible entrance on an accessible route unless terrain or unusual characteristics of the site are such that the following conditions are found to exist:

(a) Site impracticality due to terrain. There are two alternative tests for determining site impracticality due to terrain: the individual building test provided in paragraph (i), or the site analysis test provided in paragraph (ii). These tests may be used as follows.

A site with a single building having a common entrance for all units may be analyzed only as described in paragraph (i).

All other sites, including a site with a single building having multiple entrances serving either individual dwelling units or clusters of dwelling units, may be analyzed using the methodology in either paragraph (i) or paragraph (ii). For these sites for which either test is applicable, regardless of which test is selected, at least 20% of the total ground floor units in nonelevator buildings, on any site, must comply with the guidelines.

(i) Individual building test. It is impractical to provide an accessible entrance served by an accessible route when the terrain of the site is such that:

(A) the slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance exceed 10 percent; and

(B) the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance also exceed 10 percent.

If there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the slope for the

purposes of this paragraph (i) will be measured to the closest vehicular or pedestrian arrival point.

For purposes of these guidelines, vehicular or pedestrian arrival points include public or resident parking areas; public transportation stops; passenger loading zones; and public streets or sidewalks. To determine site impracticality, the slope would be measured at ground level from the point of the planned entrance on a straight line to (i) each vehicular or pedestrian arrival point that is within 50 feet of the planned entrance, or (ii) if there are no vehicular or pedestrian arrival points within that specified area, the vehicular or pedestrian arrival point closest to the planned entrance. In the case of sidewalks, the closest point to the entrance will be where a public sidewalk entering the site intersects with the sidewalk to the entrance. In the case of resident parking areas, the closest point to the planned entrance will be measured from the entry point to the parking area that is located closest to the planned entrance.

(ii) Site analysis test. Alternatively, for a site having multiple buildings, or a site with a single building with multiple entrances, impracticality of providing an accessible entrance served by an accessible route can be established by the following steps:

(A) The percentage of the total buildable area of the undisturbed site with a natural grade less than 10% slope shall be calculated. The analysis of the existing slope (before grading) shall be done on a topographic survey with two foot (2') contour intervals with slope determination made between each successive interval. The accuracy of the slope analysis shall be certified by a professional licensed engineer, landscape architect, architect or surveyor.

(B) To determine the practicality of providing accessibility to planned multifamily dwellings based on the topog-

raphy of the existing natural terrain, the minimum percentage of ground floor units to be made accessible should equal the percentage of the total buildable area (not including floodplains, wetlands, or other restricted use areas) of the undisturbed site that has an existing natural grade of less than 10% slope.

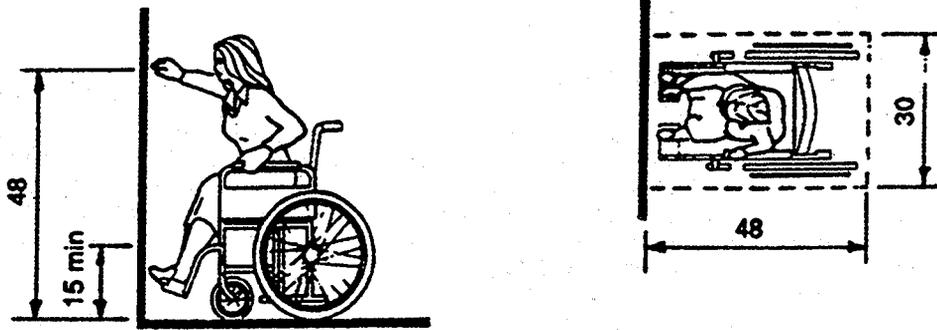
(C) In addition to the percentage established in paragraph (B), all ground floor units in a building, or ground floor units served by a particular entrance, shall be made accessible if the entrance to the units is on an accessible route, defined as a walkway with a slope between the planned entrance and a pedestrian or vehicular arrival point that is no greater than 8.33%.

(b) Site impracticality due to unusual characteristics. Unusual characteristics include sites located in a federally-designed floodplain or coastal high-hazard area and sites subject to other similar requirements of law or code that the lowest floor or the lowest structural member of the lowest floor must be raised to a specified level at or above the base flood elevation. An accessible route to a building entrance is impractical due to unusual characteristics of the site when:

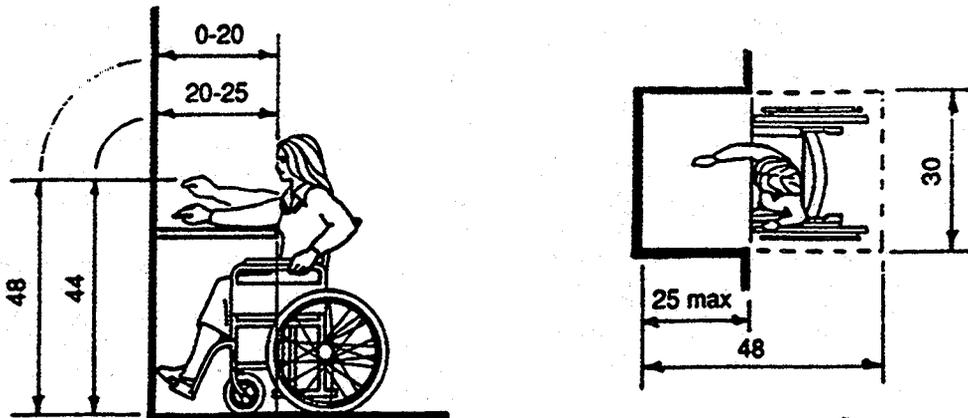
(i) the unusual site characteristics result in a difference in finished grade elevation exceeding 30 inches and 10 percent measured between an entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance; or

(ii) if there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the unusual characteristics result in a difference in finished grade elevation exceeding 30 inches and 10 percent measured between an entrance and the closest vehicular or pedestrian arrival point.

A-57.85 REACH DIMENSIONS OVER AN OBSTRUCTION.

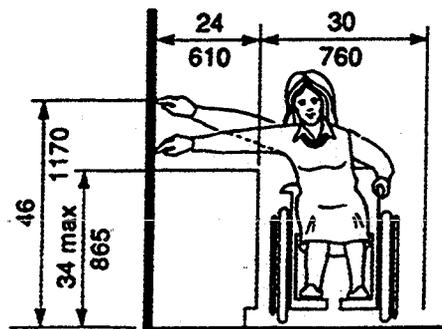


(a) Forward Reach Limit



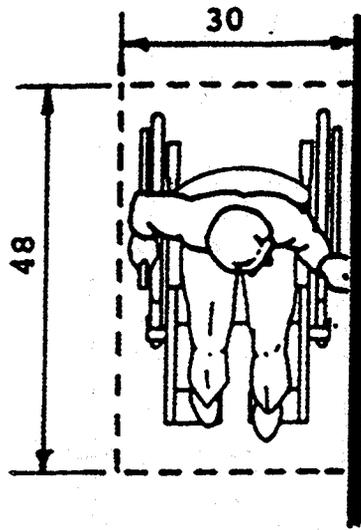
NOTE: Clear knee space should be as deep as the reach distance.

(b) Maximum Forward Reach Over an Obstruction

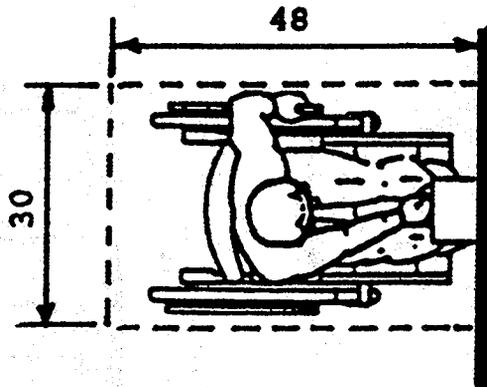


(c) Maximum Side Reach Over Obstruction

A-57.87 Usable kitchens. MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS.

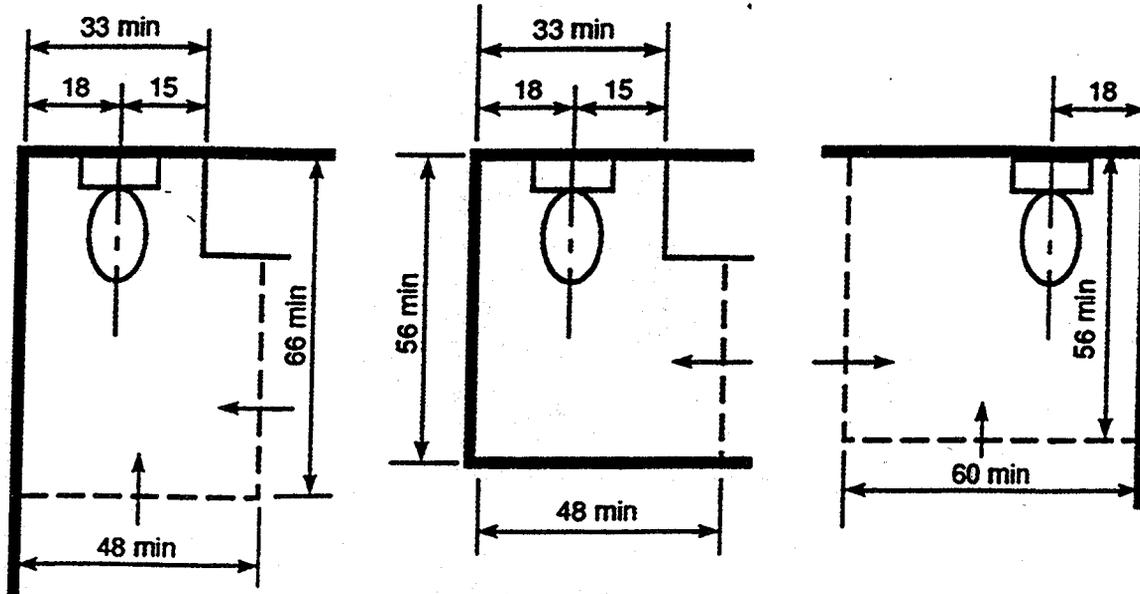


(a) Parallel Approach



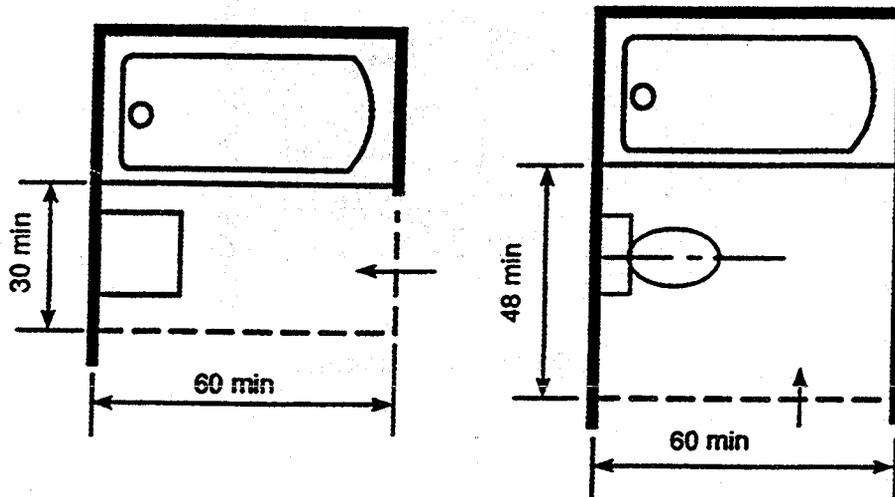
(b) Forward Approach

A-57.871 (1) BASIC USABILITY AND 57.871 (2) HIGHER LEVEL OF USABILITY: CLEAR FLOOR SPACE FOR WATER CLOSETS.



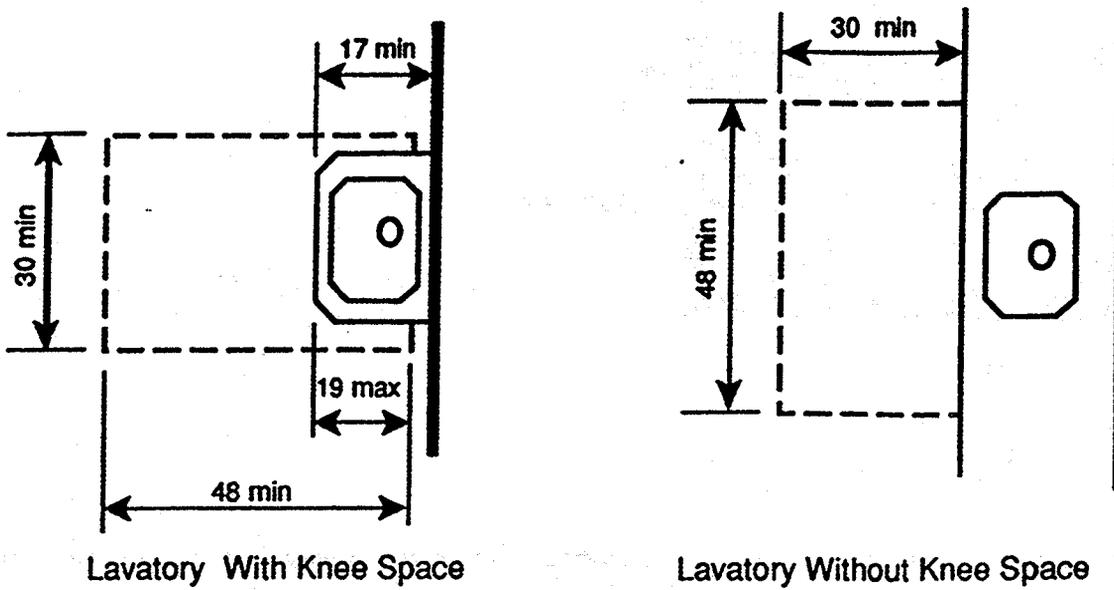
Clear Floor Space for Water Closets

A-57.871 (1) BASIC USABILITY: CLEAR FLOOR SPACE AT BATHTUBS.



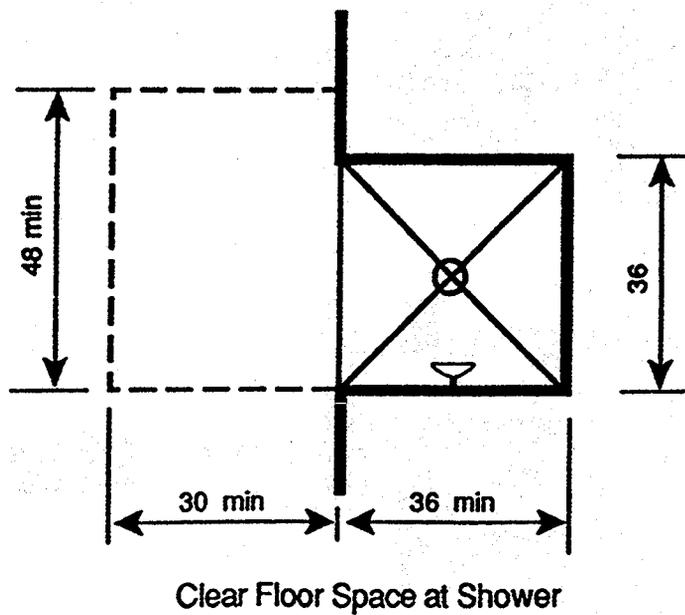
Clear Floor Space at Bathtubs

A-57.871 (1) BASIC USABILITY AND 57.871 (2) HIGHER LEVEL OF USABILITY: CLEAR FLOOR SPACE AT LAVATORIES.

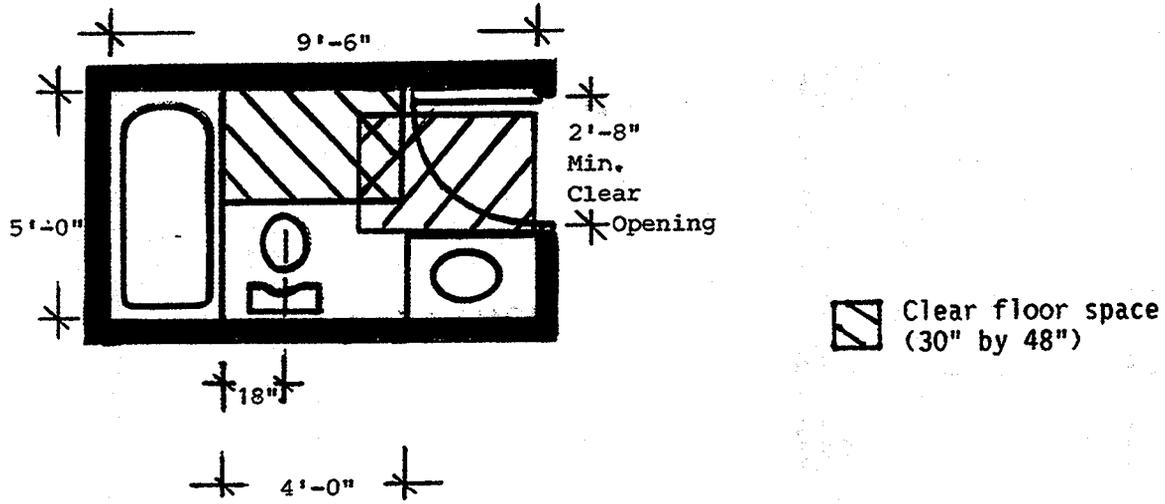


Clear Floor Space at Lavatories

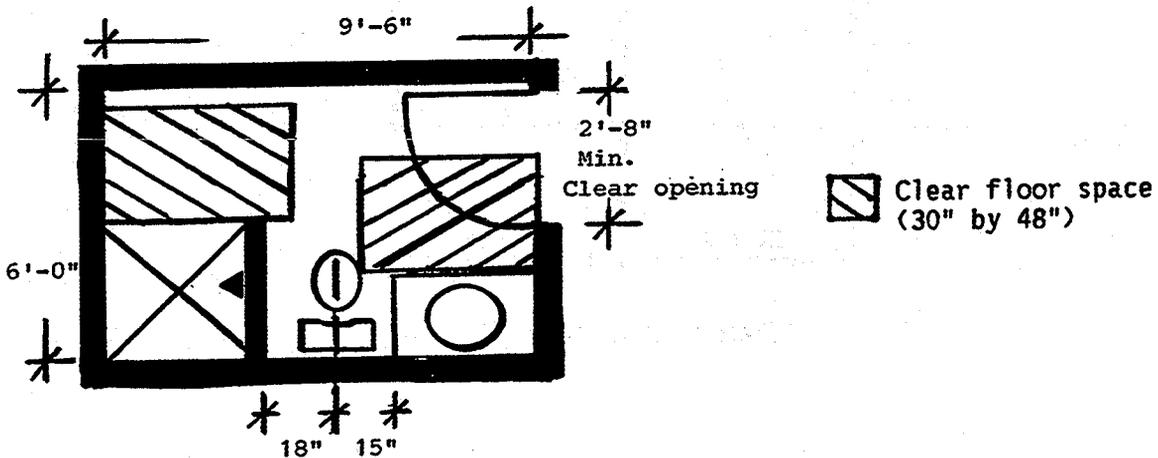
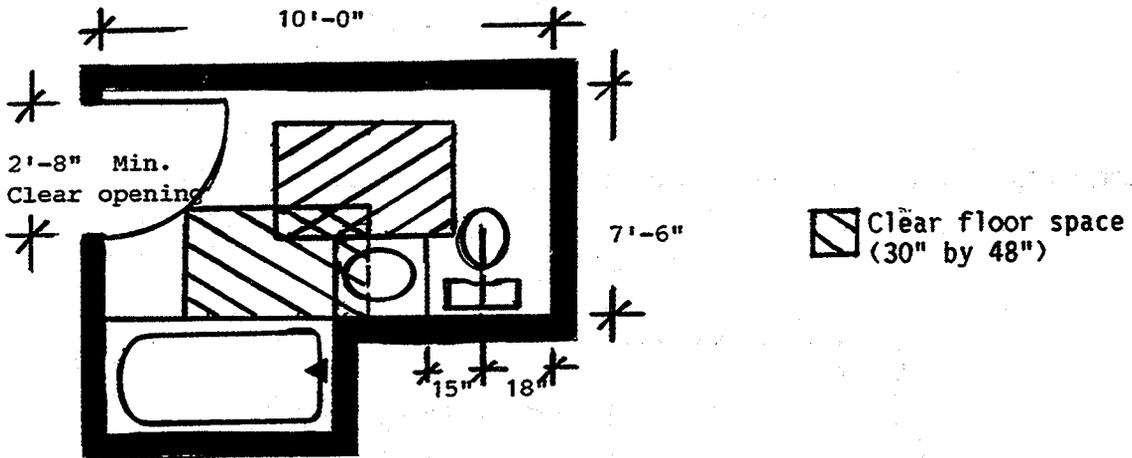
A 57.871 (1) BASIC USABILITY AND 57.871 (2) HIGHER USABILITY: CLEAR FLOOR SPACE AT SHOWERS.



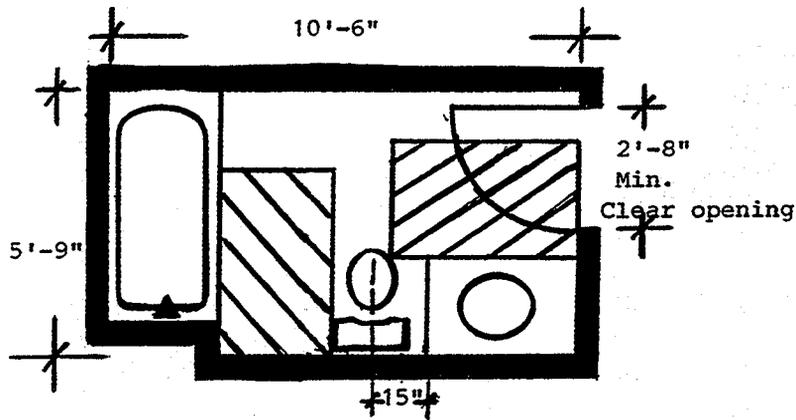
A-57.871 (1) BASIC USABILITY: EXAMPLE OF A COMPLETE BATHROOM COMPLYING WITH BASIC USABILITY.



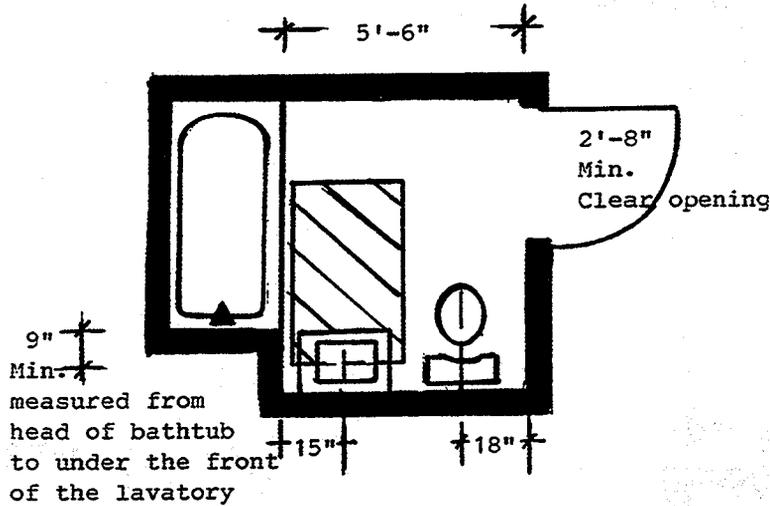
A-57.871 (2) HIGHER LEVEL OF USABILITY: EXAMPLES OF COMPLETE BATHROOMS COMPLYING WITH THE HIGHER LEVEL OF USABILITY.



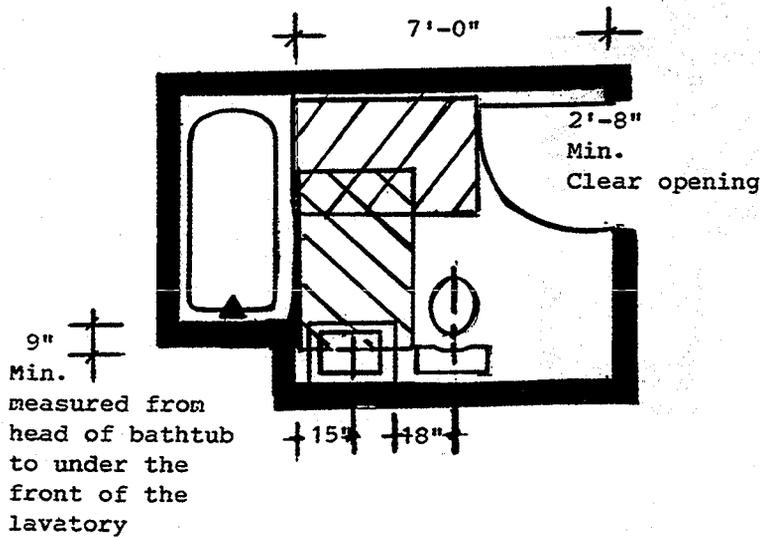
A-57.871 (2) HIGHER LEVEL OF USABILITY: EXAMPLES OF COMPLETE BATHROOMS COMPLYING WITH THE HIGHER LEVEL OF USABILITY.



 Clear floor space (30" by 48")



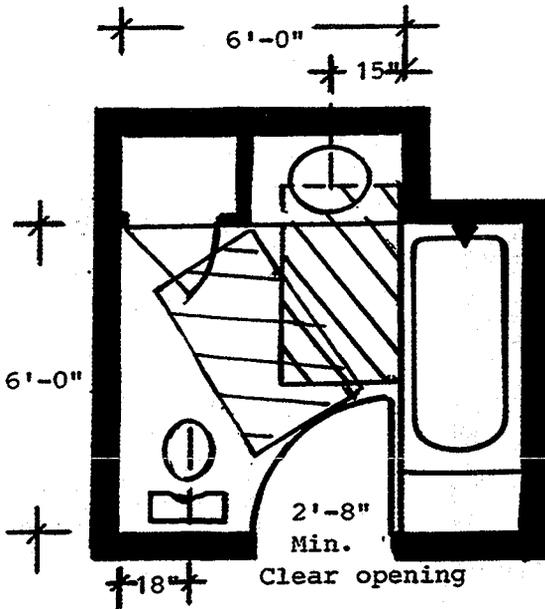
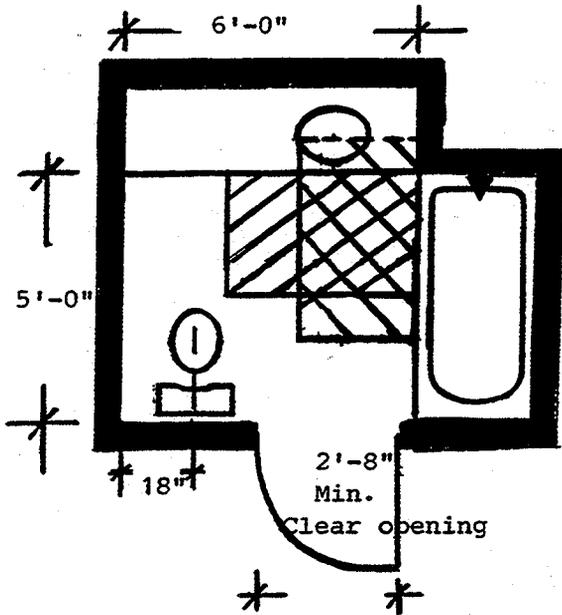
 Clear floor space (30" by 48")



 Clear floor space (30" by 48")

ILHR 66 Appendix B

A-57.871 (2) HIGHER LEVEL OF USABILITY. Examples of complete bathroom complying with the higher degree of usability.



A-57.871 (3) POWDER ROOMS: EXAMPLES OF ADAPTABLE POWDER ROOMS.

