



Issue Date:	August 26, 2025
Code/Section:	2024 IRC Amended Section R322.1 / 2024 IBC Amended Sections 1103.2.3, 1103.2.11
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R322.1 Dwelling units or sleeping units

If a building has 4 or more separate homes or units people sleep in (like apartments, condominiums, larger townhouses, or quadplexes), then it must follow accessibility rules from the International Building Code. Smaller buildings must follow the rules below (R322.1.1).

R322.1.1 Dwelling units

New homes must include basic accessibility features to help people of all abilities live comfortably.

Exceptions:

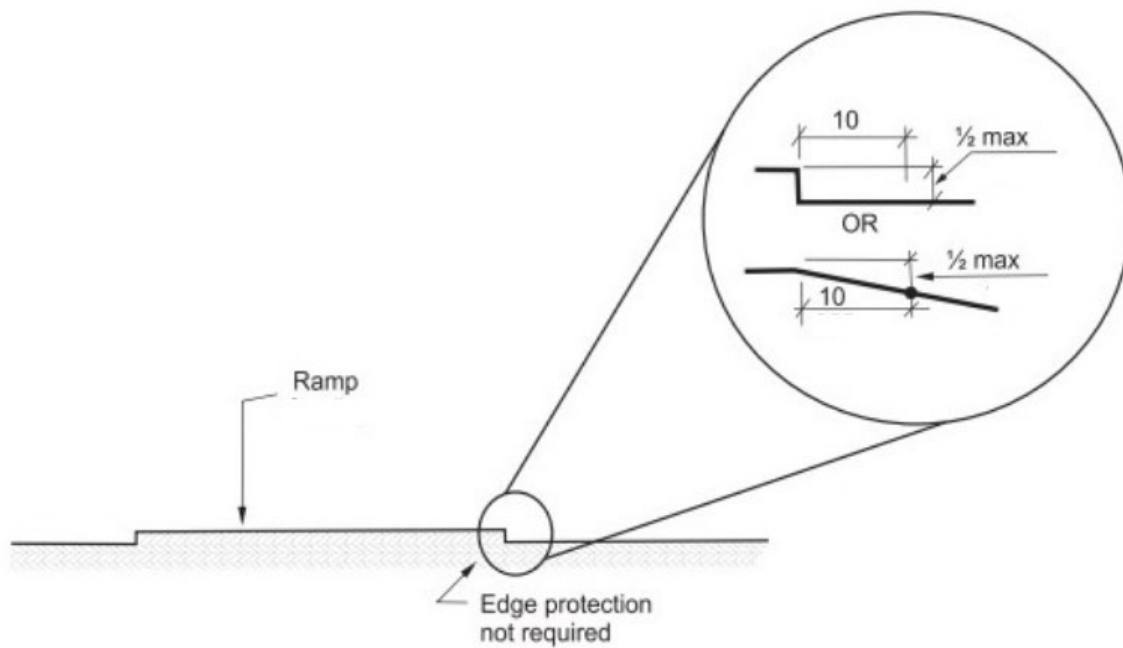
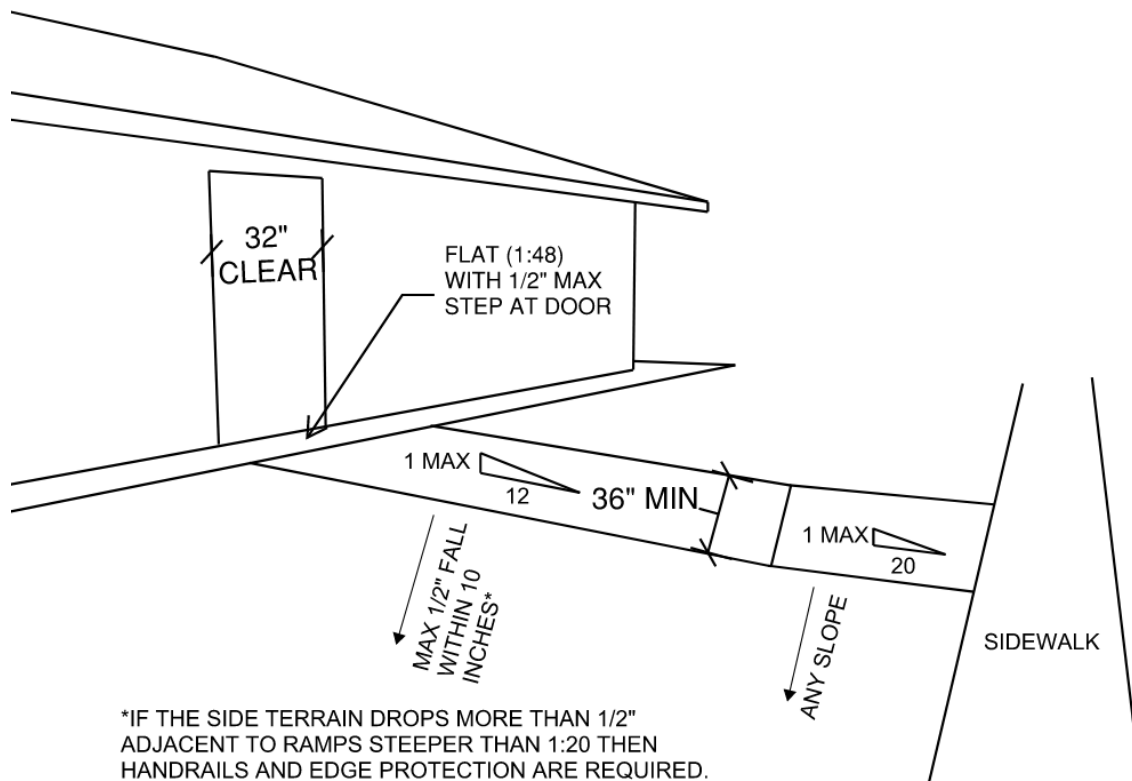
- 1. Parts of the home that aren't on the same level as the front door don't need to follow these rules.***
- 2. Raised or sunken areas in living, dining, or sleeping rooms don't need to comply.***
- 3. If the main entrance level has less than 70 square feet of livable space, it's exempt.***
- 4. Homes in subdivisions approved before this rule took effect don't need to comply.***
- 5. If making the home compliant costs more than \$300 due to site challenges (like steep terrain), the builder may be excused with proof.***

R322.1.1.1 Entrance

There must be one main entrance that's easy to get to from the sidewalk, driveway, or garage. No steps. This entrance cannot lead into a bedroom.

Exceptions:

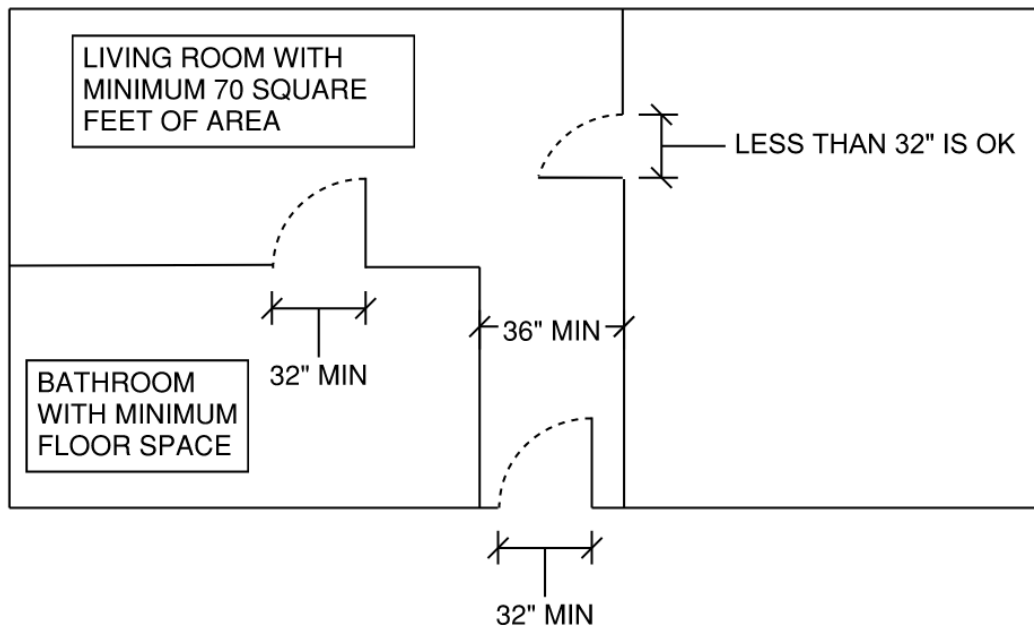
- 1. Doors only need to meet basic clearance and maneuvering rules.***
- 2. Exterior paths only need be up to 36 inches wide.***
- 3. If a ramp's side terrain doesn't drop more than ½ inches within 10 inches of the ramp, handrails or raised sides aren't required.***



R322.1.1.2 Interior circulation path

There must be a clear path from the front door to a bathroom with clear floor space and a room that can be used for living or sleeping (at least 70 square feet) that is at least 36 inches wide.

Any exceptions listed in the ICC A117.1 1-2017 Section 1104.4.1 are allowed.



What are the exceptions listed in ICC A117.1 Section 1104.4.1?

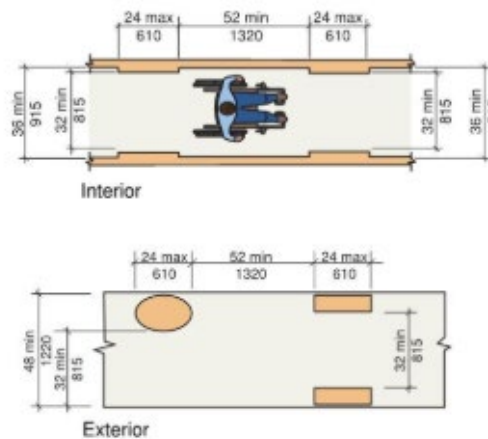
This section says that **accessible walkways inside a home** (called “accessible routes”) need to be **wide enough** so people using wheelchairs, walkers, or other mobility devices can move through comfortably. The standard width is **36 inches**, but this section lists **5 exceptions** where it’s okay to be narrower or have special conditions.

♦ Exception 1: Temporary narrow spots are okay

If the walkway shrinks down to **32 inches wide**, that’s fine — but only if it’s a short squeeze **no longer than 2 feet** (about the length of a chair).

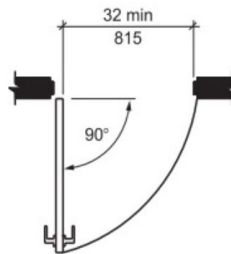
Also, these narrow spots must be followed and preceded by **areas that are longer and wider**: at least **4 feet long and 3 feet wide**.

Think of it like a quick squeeze is okay if there’s room to stretch out again right before and after.



R322.1.1.3 Circulation path doors

Doors along the main path (to the bathroom and living space) must be at least 32 inches wide of clear space when open.

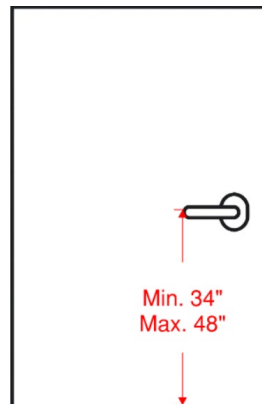


R322.1.1.4 Door hardware

Handles on doors must be easy to grab and use without twisting. This includes no round doorknobs. They must be between 34 and 48 inches off the floor.

Exceptions:

- 1. Deadbolts or other locks used only for security.***
- 2. Pocket doors (doors that slide into the wall cavity).***
- 3. Pool/spa barrier doors don't have to follow height rules.***

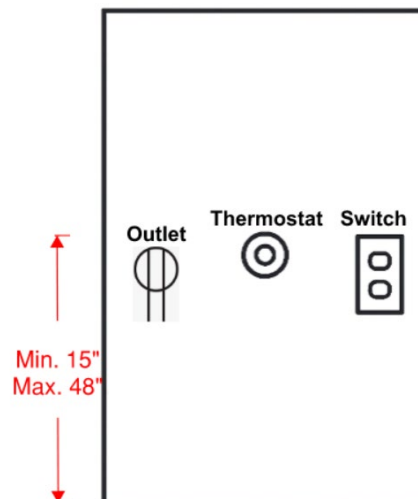


R322.1.1.5 Operable parts

Light switches, thermostats, electrical outlets, and controls must be installed between 15 and 48 inches above the floor.

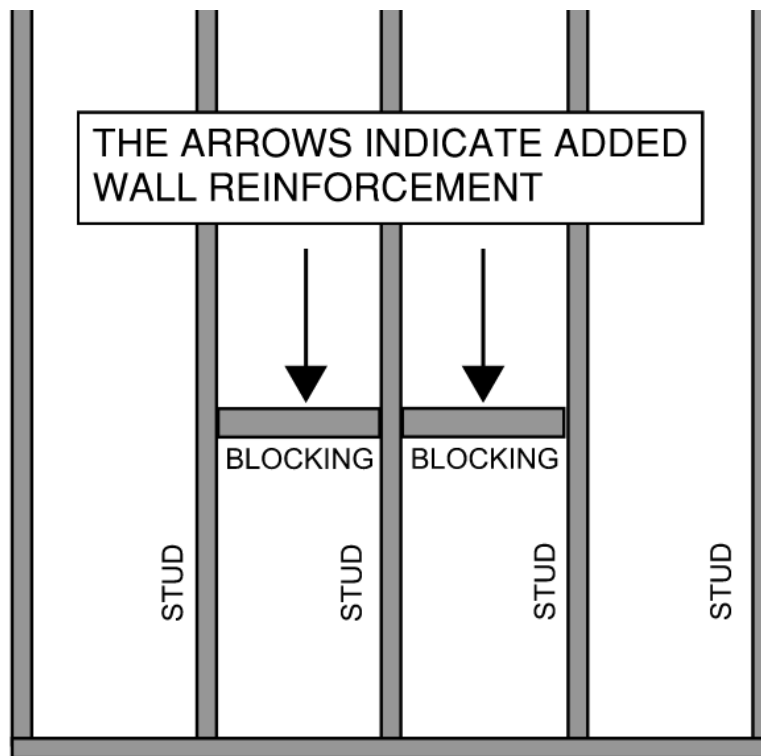
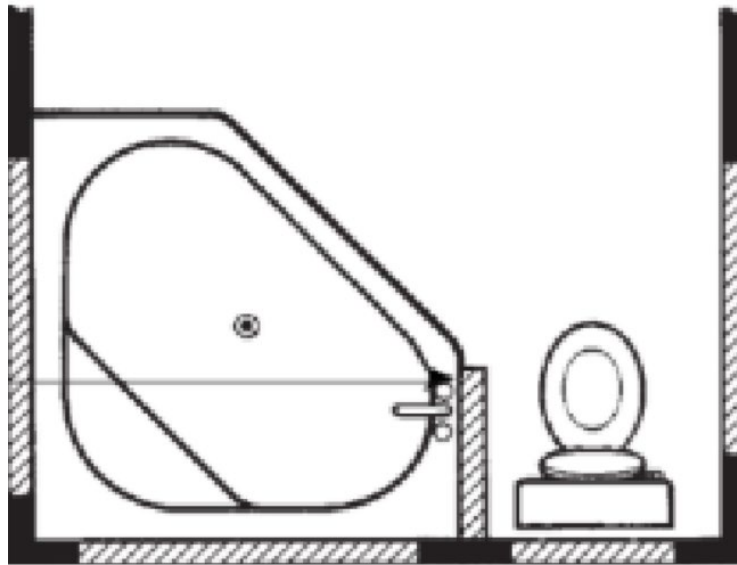
Exceptions:

- 1. Outlets for a specific use (like a fridge or garage door opener).***
- 2. Remotely controlled switches (like a phone app).***
- 3. Manufacturer-specified installations.***
- 4. Floor outlets.***
- 5. Fan or appliance controls.***
- 6. Smoke and CO2 detector controls.***



R322.1.1.6 Toilet room and bathroom wall reinforcement

Bathrooms on the entry level must have wall reinforcement around the toilet and bathtub/shower to allow grab bars to be added in the future. This is most commonly blocking between studs at specific locations.



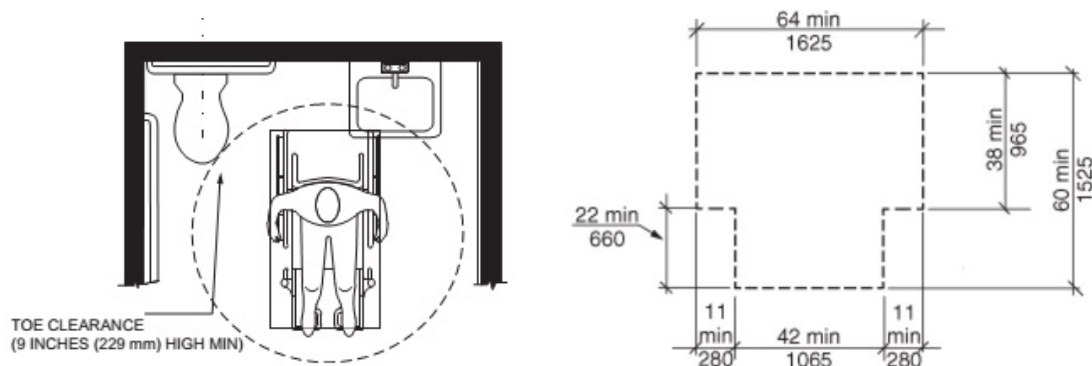
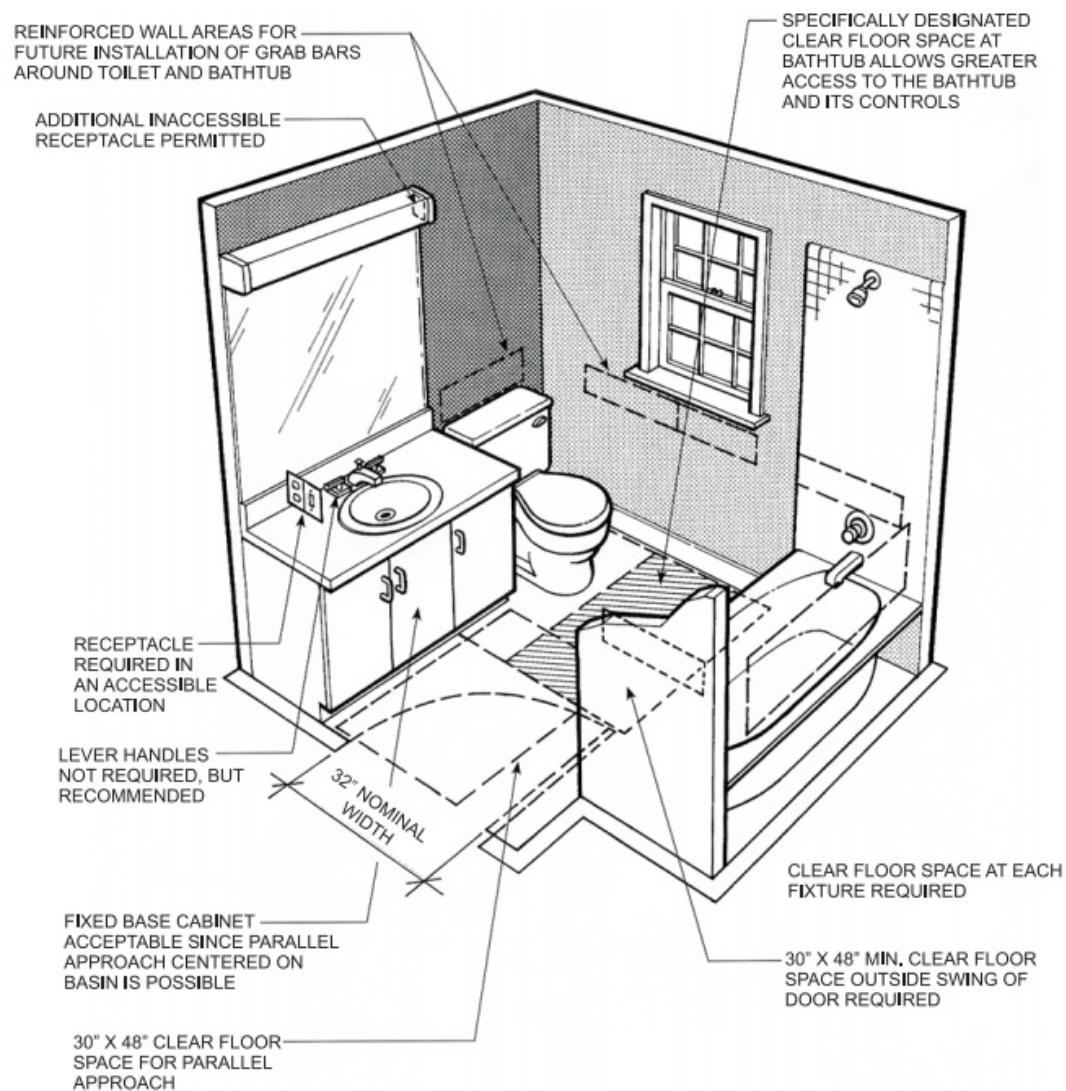
R322.1.1.7 Toilet room or bathroom contents and floor clearance

There must be a full bathroom (sink, toilet, and either a tub or shower) on the entry level. There also needs to be enough space to move around inside. Either a turning space OR clear spaces around fixtures.

Exceptions:

- 1. If there are no bedrooms on that level, you don't need a tub or shower.***

2. If the space on that level is less than 150 square feet of livable space, a bathroom isn't required.



The two figures above are different ways to accomplish the turning space option. There are other configurations that also comply.