

Accessible Residential Dwellings Units* - New Construction
Based on the 2006 Virginia Construction Code (VCC) & 2006 Virginia Residential Code (VRC)

Use & Occupancy Classification	Use & Occupancy Definition	Threshold Requirement			Number of Required Accessible Units			
		Accessible Unit	Type A Unit	Type B Unit	Accessible Unit		Type A Unit	Type B Unit
					Total # Units	Total Required		
R-1 (2006 VCC §1107.6.1)	Residential - Transient • Boarding Houses • Hotels • Motels	Required	Not Required	Required where 4 or more units are in a single structure	1 to 25	1	Not Required	All Units
					26 to 50	2		
					51 to 75	4		
					76 to 100	5		
					101 to 150	7		
					151 to 200	8		
					201 to 300	10		
					301 to 400	12		
					401 to 500	13		
					501 to 1,000	3% total		
	Over 1,000	30+						
R-2 (2006 VCC §1107.6.2.1)	Residential - Permanent, more than 2 units in 1 structure • Condominiums • Apartments	Not Required	Required where more than 20 units on a site	Required where 4 or more units are in a single structure	N/A		2% of total units on site, but not less than 1	All units
R-2 (2006 VCC §1107.6.2.2)	Residential - Permanent, more than 2 units in 1 structure • Boarding houses • Dormitories • Non-transient hotels and motels	Required	Not Required	Required where 4 or more units are in a single structure	1 to 25	1	Not Required	All Units
					26 to 50	2		
					51 to 75	4		
					76 to 100	5		
					101 to 150	7		
					151 to 200	8		
					201 to 300	10		
					301 to 400	12		
					401 to 500	13		
					501 to 1,000	3% total		
	Over 1,000	30+						

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		Accessible Unit	Type A Unit	Type B Unit	Accessible Unit		Type A Unit	Type B Unit
					Total # Units	Total Required		
R-3 (2006 VCC §1107.6.3)	Residential <ul style="list-style-type: none"> • Adult/Child Care Facilities (24hr care) 5 or less persons • Congregate living facilities 16 or less persons 	Not Required	Not Required	Required where 4 or more units are in a single structure	Not Required		Not Required	All Units
R-4 (2006 VCC §1107.6.4)	Residential <ul style="list-style-type: none"> • Residential Care/Assisted Living Facilities greater than 5 but less than 16 persons, excluding staff 	Required	Not Required	Required where 4 or more units are in a single structure	At Least 1		Not Required	All Units
R-5 (2006 VRC §R322)	Residential, detached one- & two-family dwellings <ul style="list-style-type: none"> • Single-family detached homes • Duplexes • Townhomes 3 stories or less 	Not Required	Not Required	Required where 4 or more units are in a single structure	Not Required		Not Required	All Units

* Note, this matrix is for "quick glance" general reference; please refer to the applicable code for specific accessible requirements or call City of Alexandria Code Administration, 703.746.4200

Accessible Residential Dwelling Units* - Existing Buildings & Structures
Based on the 2006 Virginia Rehabilitation Code (VRehC)

Classification of Work	Classification of Work Definition	Accessible Means of Egress	Accessible Route ** (Only if residential units are altered or renovated)	Residential Units		
				Accessible Unit	Type A Unit	Type B Unit
Repairs (2006 VRehC §505.1)	Restoration of existing buildings to good or sound condition for maintenance purposes	Not Required	Not Required	Maintain the level of existing accessibility provided	Maintain the level of existing accessibility provided	Maintain the level of existing accessibility provided
Alteration Level 1 (2006 VRehC §605)	Removal/replacement/covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures that serve the same purpose	Not Required	Required, based on the following criteria: 1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the residential dwelling unit. 2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs. 3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials. 4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.	Not Required	Required where more than 20 Group R-2 dwelling or sleeping units are being altered, the requirements for Type A units and visible alarms apply only to the quantity of the spaces being altered	Not Required

Classification of Work	Classification of Work Definition	Accessible Means of Egress	Accessible Route ** (Only if residential units are altered or renovated)	Residential Units		
				Accessible Unit	Type A Unit	Type B Unit
Alteration Level 2 (2006 VRehC §706)	Reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment	Not Required	<p>Required, based on the following criteria:</p> <ol style="list-style-type: none"> 1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the residential dwelling unit. 2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs. 3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials. 4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element. 	Required where R-1, R-2 or R-4 dwelling or sleeping units are being altered, the requirements for Accessible Units and visible alarms apply only to the quantity of the spaces being altered	Required where more than 20 Group R-2 dwelling or sleeping units are being altered, the requirements for Type A units and visible alarms apply only to the quantity of the spaces being altered	Required where four or more R-1, R-2, R-3 or R-4 dwelling or sleeping units are being added, the requirements for new construction for Type B units and for visible alarms apply only to the quantity of the spaces being added

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				Accessible Unit	Type A Unit	Type B Unit
Alteration Level 3 (2006 VRehC §806.1)	Work area exceeds 50 percent of the aggregate area of the building	Not Required	<p>Required, based on the following criteria:</p> <ol style="list-style-type: none"> 1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the residential dwelling unit. 2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs. 3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials. 4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element. 	Not Required	Required where more than 20 Group R-2 dwelling or sleeping units are being altered, the requirements for Type A units and visible alarms apply only to the quantity of the spaces being altered	Required where four or more R-1, R-2, R-3 or R-4 dwelling or sleeping units are being added, the requirements for new construction for Type B units and for visible alarms apply only to the quantity of the spaces being added

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Change of Occupancy (2006 VRehC §912.8)	Where the entire building undergoes a change in the purpose or level of activity within a building that involves a change in application of code requirements	Not Required	All of the following accessible features are required: 1. At least one accessible building entrance. 2. At least one accessible route from an accessible building entrance to primary function areas. 3. Signage complying with Section 1110 of the International Building Code. 4. Accessible parking, where parking is provided. 5. At least one accessible passenger loading zone, where loading zones are provided. 6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance. Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible.	Not Required	Required where more than 20 Group R-2 dwelling or sleeping units are being altered, the requirements for Type A units and visible alarms apply only to the quantity of the spaces being altered	Required where four or more R-1, R-2, R-3 or R-4 dwelling or sleeping units are being added, the requirements for new construction for Type B units and for visible alarms apply only to the quantity of the spaces being added
Additions (2006 VRehC §1005.1)	An extension or increase in floor area, number of stories, or height of a building or structure	Required, refer to new construction requirements	Required, refer to new construction requirements. Also an addition that affects the accessibility to, or contains an area of, primary function shall comply with 'Alteration 1' and 'Alteration 2', as applicable.	Required, refer to new construction requirements	Required, refer to new construction requirements	Required, refer to new construction requirements

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				Accessible Unit	Type A Unit	Type B Unit
Historic Buildings (2006 VRehC §1104.1 & §1105.15)	Any building or structure that is listed in the State or National Register of Historic Places; designated a historic property under local or state law or survey (see full definition for further details)	Not Required	Required, based on the following criteria: 1. The costs of providing the accessible route are Not Required to exceed 20 percent of the costs of the alterations affecting the residential dwelling unit. 2. This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs. 3. This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials. 4. This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.	Not Required	Required where more than 20 Group R-2 dwelling or sleeping units are being altered, the requirements for Type A units and visible alarms apply only to the quantity of the spaces being altered	Not Required
Relocated Buildings (2006 VRehC §1201)	Relocated or moved buildings	Not Required	Not Required	Not Required	Not Required	Not Required

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** A continuous, unobstructed accessible path from the public right-of-way, provided parking or other approved site arrival point to the residential dwelling unit.