



HARFORD COUNTY GOVERNMENT

MEMORANDUM

January 5, 2012

TO: Building Services Division Staff
Permits Office
Permit Applicants – Building Contractors

FROM: Richard C. Truitt, Sr., Deputy Director, Department of Inspections, Licenses and Permits

SUBJECT: Update to Maryland Accessibility Code

On January 1, 2012, the Maryland Accessibility Code has been updated to adopt as the applicable standards for design and construction of new facilities:

- **COMAR 05.02.02.07 A New Construction-Covered Multifamily Dwellings.** The design and construction of a newly constructed covered multifamily dwelling shall be in accordance with FHAG and subsequent federal standards issued in reference to FHAA.
- **COMAR 05.02.02.07 B New Construction, Alterations, Additions, and Changes of Use of State and Local Government Buildings and Facilities.** All State and local government-owned buildings and facilities, including public transit facilities, shall comply with the standards prescribed in Title II of ADA and 28 CFR 35.151; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D. The federal regulations require that all State and local government-owned buildings comply with either: (a) UFAS; or (b) 2010 ADA Standards, except that the elevator exemption set forth at §5206.2.3 of 2010 ADA Standards does not apply. Additional Maryland accessibility requirements for State and local government buildings are as follows:
 - One in every four accessible parking spaces, but not less than one, shall be:
 - Served by an access aisle at least 96 inches wide; and
 - Designated "Van Accessible" as specified in §D(4) of this regulation; and
 - Accessibility for toilet stalls shall be assured as follows:
 - The size of a wheelchair-accessible toilet stall shall be a minimum of 60 inches wide and 56 inches deep for wall hung water closets, and 59 inches deep for floor-mounted water closets;
 - In instances of alteration work when provision of this minimum stall size is structurally impracticable or when plumbing code requirements prevent combining existing stalls to provide space, the minimum dimensions of the wheelchair accessible stall are 48 inches wide and 66 inches deep for wall-hung water closets and 69 inches deep for floor-mounted water closets.

~ Preserving Harford's past; promoting Harford's future ~

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- **COMAR 05.02.02.07 C New Construction, Alterations, Additions, and Changes of Use of All Other Buildings and Facilities.** The new construction, alteration, addition to, or change of use of buildings and facilities, including buildings and facilities owned or used by private entities such as private clubs and religious organizations, shall comply with the 2010 ADA Standards and all federal accessibility regulations promulgated to carry out Title III of the ADA and set forth in 28 CFR part 36, subpart D; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D; and the following additional Maryland requirements:
 - For new construction, accessibility shall be assured for the second story of a two-story nonresidential building if the gross floor area of the second story exceeds 4,000 square feet;
 - For alterations to an existing nonresidential building with a second story that has a gross floor area between 4,000 square feet and 8,000 square feet, existing accessibility to the second story shall be maintained;
 - For alterations to an existing nonresidential building with a second story that has a gross floor area that exceeds 8,000 square feet, accessibility to the second story shall be assured;
 - One in every four accessible parking spaces, but not less than one, shall be served by an access aisle 96 inches minimum width and the accessible parking space shall be designated "van accessible" as specified in §D(4) of this regulation;
 - Accessibility for toilet stalls shall be assured as follows:
 - The size of a wheelchair-accessible toilet stall shall be a minimum of 60 inches wide and 56 inches deep for wall hung water closets, and 59 inches deep for floor-mounted water closets.
 - In instances of alteration work when provision of this minimum stall is structurally impracticable or when plumbing code requirements prevent combining existing stalls to provide space, the minimum dimensions of the wheelchair accessible stall shall be 48 inches wide and 66 inches deep for wall-hung water closets, and 69 inches deep for floor-mounted water closets.

The new provisions will be applicable to permit applications received by the Building Services Division on or after January 1, 2012. Additional information regarding the Maryland Accessibility Code can be found on the Building Services Division main web page <http://www.harfordcountymd.gov/dilp/> or by calling the Maryland Codes Administration at 410 514-7220.