



DEPARTMENT OF ADMINISTRATIVE SERVICES

October 16, 2023

I-23-02

David Goslin, AIA
Crosskey Architects
750 Main Street, Suite 150
Hartford, CT 06103

Request for Formal Interpretation of the 2022 Connecticut State Building Code

Dear David Goslin,

You have requested a formal interpretation related to section 1106.3 Item #3 the 2021 International Building Code portion of the 2022 Connecticut State Building Code with the following questions related to the number of accessible parking spaces required for an R-2 use multifamily apartment building.

Question #1: We are working on a project in West Hartford that is currently in for permitting. The project is an R-2 use, multifamily apartment building containing 44 units with a total of 53 parking spaces. We have provided 5 Type A units (10%) and the remaining units are Type B units. The town is stating that we need to provide 5 handicap accessible parking spaces, one for each Type A unit. I am of the understanding that by virtue of the exception to item #3 in Section 1106.3 of the State Building code (attached), that we only need to provide 2% accessible parking spaces based on the total number of dwelling units. $44 \text{ units} \times 2\% = .88$ or 1 accessible parking space. We have provided two accessible spaces. Can you please provide an interpretation as to how many accessible spaces are required by code.

Answer #1: For Group R-2 buildings, the requirement for accessible parking is the worst of the 4 Items listed in Section 1106.3. Therefore, if Item 1 yields a higher number of required parking spaces that is what should be provided. If Item 3 yields a higher number of required parking spaces, then that is what should be provided. This is since some parking lots offer more parking spaces than a 1:1 assignment. The exception under Item 3 has been added in the 2022 CSBC to leverage the disparity from the Connecticut specific requirement of 10% Type A dwelling units. This exception allows the designer to utilize 2% of the dwelling unit count to count toward the accessible parking space requirements. In your situation you would calculate both scenarios, round up and use the worst-case scenario. $53 \text{ parking spaces} \times 2\% = 1.06$; $44 \text{ dwelling units} \times 2\% = 0.88$. Section 1106.6 requires at least one (1) accessible parking space out of every six (6) to be a van space. Therefore, in your scenario, you would be required to have a total of two (2) accessible parking spaces, one of which shall be an accessible van space. Note, if there are more than one parking facility (i.e. a garage and a surface lot), then each separate parking facility shall be calculated separately (1106.2). Additionally, if additional parking spaces are provided beneath a building, some spaces shall also be provided beneath the building (Item 4 Section 1106.3).

Sincerely,

Omarys Vasquez, AIA NOMA
State Building Inspector

C: Tim Mikloiche, West Hartford Building Official
Silvana Righenzi, West Hartford Building Inspector