

VISITABILITY SMARTCODE MODULE

PREPARED BY DUANY PLATER-ZYBERK & CO.

*The beauty of independence, departure, actions that rely
on themselves.*

Walt Whitman

5.17 VISITABILITY STANDARDS

Visitability is a more stringent set of standards than ADA Accessibility, which is applicable only to commercial buildings and apartment houses over three units, exempting houses, rowhouses and other fee-simple dwellings. Visitability requires that the wheelchair-bound be able to enter the first floor of every building and use the bathroom. Visitability standards specifically permit the “level entrance” to be located at the rear of the dwelling where the alley-accessed parking is set.

For users of SmartCode Version 9.2 or earlier, please remove or modify Section 5.7.5g, which requires first level residential or lodging functions to be raised a minimum of two feet above the sidewalk. The provision was intended for privacy in higher T-zones, but should not be mandated. In areas where a shallow setback is compatible with the character of the block, a garden (dooryard) frontage may be effective for privacy with zero-step entries.

5.17.1b and c. These are the only provisions written for the SmartCode that regulate aspects of the interior of the building and do not physically affect the public realm.

5.17 VISITABILITY STANDARDS**5.17.1 GENERAL TO T3, T4, T5, T6**

- a. There shall be provided one zero-step entrance to each building from an accessible path at the front, side, or rear of each building.
- b. All first floor interior doors (including bathrooms) shall provide 32 inches of clear passage.
- c. There shall be a half or full bath provided on the first Story of each building.