

TRANSIENT LODGING GUEST ROOMS

1. Hotels, motels, inns, dormitories, resorts and similar transient lodging facilities shall provide guest rooms complying with the following requirements:
 - a. Where guest rooms are altered or added, the requirements of 11B-224 Transient Lodging Guest Rooms shall apply only to the guest rooms being altered or added until the number of guest rooms complies with the minimum number required for new construction.
 - b. Entrances, doors, and doorways providing user passage into and within guest rooms that are not required to provide mobility features complying with 11B-806.2 Guest Rooms with Mobility Features shall comply with 11B-404.2.3 Clear Width. Bathrooms doors shall be either sliding or hung to swing in the direction of egress from the bathroom.
 - c. Accessible guest rooms or suites shall be dispersed among the various classes of sleeping accommodations to provide a range of options applicable to room sizes, costs, and amenities provided.
 - d. Where toilet and bathing rooms are provided in guest rooms that are not required to provide mobility features complying with 11B-806.2 Guest Rooms with Mobility Features, toilet and bathing fixtures shall only be required to comply with 11B-603.6 Guest Room Toilet and Bathing Rooms.
2. In transient lodging facilities, provide guest rooms with mobility features complying with 11B-806.2 Guest Rooms with Mobility Features in the number required per Table 11B-224.2. Comply with the following: **§11B-224.2**
 - a. Facilities that are subject to the same permit application on a common site that each have 50 or fewer guest rooms may be combined for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.
 - b. Facilities with more than 50 guest rooms shall be treated separately for the purposes of determining the required number of accessible rooms and type of accessible bathing facility.
3. In guest rooms having more than 25 beds, 5 percent minimum of the beds shall have clear floor space complying with 11B-806.2.3 Sleeping Areas. **§11B-224.3**
4. In transient lodging facilities, guest rooms with communication features complying with 11B-806.3 Guest Rooms with Communication Features shall be provided in the number required by Table 11B-224.4. **§11B-224.4**
5. Guest rooms required to provide mobility features complying with 11B-806.2 Guest Rooms with Mobility Features and guest rooms required to provide communication features complying with 11B-806.3 Guest Rooms with Communication Features shall be dispersed among the various classes of guest rooms, and shall provide choices of types of guest rooms, number of beds, and other amenities comparable to the choices provided to other guests. Where the minimum number of guest rooms required to comply with 11B-806 Transient Lodging Guest Rooms is not sufficient to allow for complete dispersion, guest rooms shall be dispersed in the following priority: guest room type, number of beds, and amenities. At least one guest room required to provide mobility features complying with 11B-806.2 shall also provide communication features complying with 11B-806.3. Not more than 10 percent of guest rooms required to provide mobility features complying with 11B-806.2 shall be used to satisfy the minimum number of guest rooms required to provide communication features complying with 11B-806.3. **§11B-224.5**
6. Fixed or built-in storage facilities within guest rooms required to provide mobility features shall comply with 11B-225 Storage. **§11B-224.6**
7. Guest rooms required to provide mobility features shall comply with the following: **§11B-806.2**
 - a. Living and dining areas shall be accessible.
 - b. Exterior spaces, including patios, terraces and balconies, that serve the guest room shall be accessible.
 - c. At least one sleeping area shall provide a 36 inch by 48 inch minimum clear space on both sides of a bed. The clear space shall be positioned for parallel approach to the side of the bed.

- d. There shall be a clear space under the bed for the use of a personal lift device. The clear space shall extend under the bed parallel to the long side and be adjacent to an accessible route. The clear space shall extend to points horizontally 30 inches, vertically 7 inches and not more than 12 inches from the head and foot end of the bed.
 - e. At least one bathroom that is provided as part of a guest room shall comply with 11B-603 Toilet and Bathing Rooms. No fewer than one water closet, one lavatory, and one bathtub or shower shall comply with applicable requirements of 11B-603 through 11B-610. In addition, required roll-in shower compartments shall comply with 11B-608.2.2 or 11B-608.2.3. Toilet and bathing fixtures required to comply with 11B-603 through 11B-610 shall be permitted to be located in more than one toilet or bathing area, provided that travel between fixtures does not require travel between other parts of the guest room. If vanity counter top space is provided in non-accessible guest toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest toilet or bathing rooms.
 - f. Kitchens, kitchenettes and wet bars shall comply with 11B-804.
 - g. Turning space complying with 11B-304 shall be provided within the guest room.
8. Guest rooms required to provide communication features shall comply with the following: **§11B-806.3**
- a. Where emergency warning systems are provided, fire alarms shall comply with 11B-702 and carbon monoxide alarms shall comply with Chapter 4.
 - b. Visible notification devices shall be provided to alert room occupants of incoming telephone calls and a door knock or bell. Notification devices shall not be connected to visible alarm signal appliances. Telephones shall have volume controls compatible with the telephone system and shall comply with 11B-704.3 Volume Control Telephones. Telephones shall be served by an electrical outlet complying with 11B-309 Operable Parts located within 48 inches of the telephone to facilitate the use of a TTY.
9. Housing at a place of education subject to this section shall comply with Sections 11B-224.1 through 11B-224.6 and 11B-806 for transient lodging guest rooms. For the purposes of the application of this section, the term “sleeping room” is interchangeable with “guest room” as used in the transient lodging standards. **§11B-224.7**

Exceptions:

- 1. Kitchens within housing units containing accessible sleeping rooms with mobility features (including suites and clustered sleeping rooms) or on floors containing accessible sleeping rooms with mobility features shall provide turning spaces that comply with Section 11B-809.2.2 and kitchen work surfaces that comply with Section 11B-804.3.
 - 2. Multi-bedroom housing units containing accessible sleeping rooms with mobility features shall have an accessible route throughout the unit in compliance with Section 11B-809.2.
 - 3. Housing facilities that are provided by or on behalf of a place of education, with residential dwelling units leased on a year-round basis exclusively to graduate students or faculty, and that do not contain any public use or common use areas available for educational programming, are not subject to Section 11B-224 and shall comply with Section 11B-233.
- a. Multi-bedroom housing units containing accessible sleeping rooms with mobility features shall have an accessible route throughout the unit in compliance with Section 11B-809.2. Kitchens, when provided, within housing units containing accessible sleeping rooms with mobility features shall comply with Section 11B-804. **§11B-224.7.1**
 - b. Multi-bedroom housing units with adaptable features shall be provided as required by Section 11B-233.3.1.2. The number of required multi-bedroom housing units with adaptable features shall be reduced by the number of multi-bedroom housing units with mobility features required by Section 11B-224.2. **§11B-224.7.2**

10. Group homes, halfway houses, shelters, or similar social service center establishments that provide either temporary sleeping accommodations or residential dwelling units subject to this section shall comply with Sections 11B-224.1 through 11B-224.6 and Section 11B-233.3. **§11B-224.8**
- a. In sleeping rooms with more than 25 beds, a minimum of 5 percent of the beds shall have clear floor space complying with Section 11B-806.2.3. **§11B-224.8.1**
 - b. Facilities with more than 50 beds that provide common use bathing facilities shall provide at least one roll-in shower with a seat that complies with Section 11B-608. When separate shower facilities are provided for men and women, at least one roll-in shower shall be provided for each group. **§11B-224.78.2**

**TABLE 11B-224.2
GUEST ROOMS WITH MOBILITY FEATURES**

TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED ROOMS WITHOUT ROLL-IN SHOWERS	MINIMUM NUMBER OF REQUIRED ROOMS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ROOMS
1 to 25	0	1	1
26 to 50	1	1	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	13
501 to 1000	2 percent of total	1 percent of total	3 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	10, plus 1 for each 100, or fraction thereof, over 1000	30, plus 2 for each 100, or fraction thereof, over 1000

**TABLE 11B-224.4
GUEST ROOMS WITH COMMUNICATION FEATURES**

TOTAL NUMBER OF GUEST ROOMS PROVIDED	MINIMUM NUMBER OF REQUIRED GUEST ROOMS WITH COMMUNICATION FEATURES
1	1
2 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1000	5 percent of total
1001 and over	50, plus 3 for each 100 over 1000

