**Section 400.210 Code Terms**

Unless otherwise expressly stated, the following terms shall, for the purposes of this Code, have the meanings shown in this Section. Where terms are not defined in this Section, they shall have ordinarily accepted meanings such as the context implies.

"Access Aisle": An accessible pedestrian space between elements, such as parking spaces, seating, and desks, that provides clearances appropriate for use of the elements.

"Accessible": Describes a site, building, facility, or portion thereof that complies with this Code.

"Accessible Element": An element specified by this Code (for example, telephone, controls, and the like).

"Accessible Route": A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, skywalks, tunnels and clear floor space at fixtures. Exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

"Accessible Space": All spaces in a building except those which are specifically exempted by the Environmental Barriers Act and this Code.

"Accessibility Standards": As required by the Environmental Barriers Act, accessibility standards means this Code.

"Adaptability or Adaptable": The ability of certain building spaces and elements, such as kitchen counters, sinks, and grab bars, to be added or altered so as to accommodate the needs of individuals with or without disabilities or to accommodate the needs of persons with different types or degrees of disability.

*"Adaptable Dwelling Unit": A dwelling unit constructed and equipped so it can be converted with minimal structural change for use by persons with different types and degrees of environmental limitation.* (Section 3, EBA)

*"Addition": An expansion, extension, or increase in the gross floor area of a public facility or multi-story housing unit* (Section 3, EBA). Additions to a building must provide entry from the existing building at all common levels without necessitating leaving and re-entering the addition from the outside.

"Administrative Authority": A jurisdictional body that adopts or enforces codes, regulations and/or standards for the design, construction or alteration of buildings and facilities.

*"Alteration": Any modification or renovation that affects or could affect the usability of the building or facility or part of the building or facility. Alteration includes, but is not limited to, remodeling, renovation, rehabilitation, reconstruction, historic preservation, historic reconstruction, historic restoration* (as separately required in Section 400.610), *changes or rearrangement of the structural parts or elements, extraordinary repairs* (as defined herein), *changes to or replacement of plumbing fixtures* or controls, *changes or rearrangement in the plan configuration of walls and full-height partitions*, and changes or improvements to parking lots (as separately required in Section 400.510 (e)(10)(C)). *The following work is not considered to be an alteration unless it affects the usability of the building or facility: normal maintenance, reroofing, interior or exterior redecoration, changes to mechanical and electrical systems, replacement of plumbing, piping or valves, asbestos removal, or installation of fire sprinkler systems.* (Section 3, EBA)

"Architect/Engineer": An architect, professional engineer, or structural engineer as defined by the Illinois Architecture Practice Act, the Illinois Professional Engineering Practice Act, or the Illinois Structural Engineering Licensing Act who has the contract responsibility for the project, who prepares the construction documents from which the building is constructed, and who signs the Statement of Compliance with the Environmental Barriers Act and this Code.

"Archival Storage": Any storage area which is intended for the maintenance of unused records such as "dead files".

"Area, Gross": The total area of a building or part of a building measured from the outside face of the exterior walls, including areas of usable or occupiable basements, but not including areas of basements used for storage or mechanical purposes only, overhangs, and mechanical penthouses on the roof.

"Area, Net": The total usable or occupiable area within the enclosing walls or partitions exclusive of shafts, partitions, columns, walls, elevators, stairs, permanent fixtures, toilet rooms, janitor closets, and mechanical, electrical, and telephone rooms.

"Area of Rescue Assistance": An area, which has direct access to an exit, where people who are unable to use stairs may remain temporarily in safety to await further instructions or assistance during emergency evacuation.

"Assembly Area": A room or space accommodating a group of individuals for recreational, educational, political, social or amusement purposes, or for the consumption of food and drink.

"Authoritative Technical Organization": In reference to cost estimating means any nationally published cost estimating guide used for estimating, and as interpreted, by the architect/engineer and approved by the administrative authority. Examples are: Robert Snow Means Company, Frank Walker Company or McGraw-Hill Cost Information Systems (Dodge).

"Automatic Door": A door equipped with a power-operated mechanism and controls that open and close the door automatically upon receipt of a momentary actuating signal. The switch that begins the automatic cycle may be a photoelectric device, floor mat, sensing device, or manual switch mounted on or near the door (see Power Assisted Door).

"Bank of Telephones": Two or more adjacent public telephones, often installed as a unit.

"Basement": Any floor level below the ground floor as defined herein (see Story).

"Building": Any structure used and intended for supporting or sheltering any use or occupancy.

"Building Code, Applicable": The building code adopted by the administrative authority under whose jurisdiction the work involved with construction, additions, alterations, or change of occupancy will be carried out. If no building code has been adopted by the administrative authority, or if the work is not within a municipal or other administrative authority's jurisdiction, the building code shall be deemed to be one of the following codes: BOCA National Building Code, 1993, published by the Building Officials and Code Administrators International, Inc., 4051 West Flossmore Road, Country Club Hills, IL 60477, no later amendments or additions included, or Uniform Building Code, 1994, published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, CA 90601, no later amendments or additions included.

*"Built Environment": Those parts of the physical environment which are designed, constructed or altered by people, including all public facilities and multi-story housing units.* (Section 3, EBA)

"Children": People below the age of twelve.

"Circulation Path": An exterior or interior way of passage from one place to another, including both horizontal and vertical travel, for pedestrians including, but not limited to, walks, hallways, courtyards, stairways, and stair landings.

"Clear": Unobstructed. Standard door trim, door hardware, wall switches, framed documents, and base trim are not considered to be obstructions in corridors.

"Clear Floor Space": The minimum unobstructed floor or ground space required to accommodate a single, stationary wheelchair and occupant.

"Closed Circuit Telephone": A telephone with dedicated line(s) such as a house phone, courtesy phone, emergency phone, security phone, or phone that must be used to gain entrance into a facility.

"Code": The Illinois Accessibility Code. This Part.

*"Common Use or Common Areas": Areas* (including interior and exterior rooms, spaces, or elements) *which are held out for use by all tenants and owners in public facilities and multi-story housing units* (for example, residents of an apartment building, occupants of an office building, or the guests of such residents or occupants) *including, but not limited to, lobbies, elevators, hallways, laundry rooms, swimming pools, storage rooms, recreation areas, parking garages, building offices, conference rooms, patios, restrooms, telephones, drinking fountains, restaurants, cafeterias, delicatessens and stores.* (Section 3, EBA)

*"Construction": Any erection, building, installation or reconstruction. Additions shall be deemed construction for purposes of the Environmental Barriers Act* [410 ILCS 25] and this Code. (Section 3, EBA)

"Control": (see Operable Part).

"Cost of the Work": The reasonable estimated cost (for example, based on current cost data listed by an authoritative technical organization) of accomplishing the proposed construction or alteration as determined by the architect/engineer and approved by the administrative authority.

"Cross Slope": The slope that is perpendicular to the direction of travel (see Running Slope).

"Curb Ramp": A short ramp cutting through a curb or built up to it.

"Detectable Warning": A standardized surface feature built in or applied to walking surfaces or other elements to warn people with visual impairments of hazards on the circulation path.

"Disability": A physical or mental impairment that substantially limits one or more major life activities; or a record or history of such an impairment; or being perceived or regarded as having such an impairment (see Environmentally Limited Person).

*"Dwelling Unit": A single unit of residence which provides a kitchen or food preparation area, in addition to rooms and spaces for living, bathing, sleeping, and the like. Dwelling units are found in housing types such as townhouses and apartment buildings.* (Section 3, EBA)

*"Element": An architectural or mechanical (including electrical and plumbing) component of a building, facility, space, or site, including but not limited to a telephone, curb ramp, door, drinking fountain, seating, or water closet.* (Section 3, EBA)

"Emergency Warning System": A fire alarm or smoke or heat detector system used to activate emergency audible and visual alarms.

*"Entrance": Any access point to a building or portion of a building or facility or multi-story housing unit used for the purpose of entering. An entrance includes the approach walk, the vertical access leading to the entrance platform, the entrance platform itself, vestibules if provided, and the entry door or doors or gate or gates* (see Principal Entrance and Service Entrance). (Section 3, EBA)

*"Environmental Barrier": An element or space of the built environment which limits accessibility to or use of the built environment by environmentally limited persons.* (Section 3, EBA)

*"Environmentally Limited Person": A person with a disability or condition who is restricted in the use of the built environment* (see Disability). (Section 3, EBA)

"Essential Features": Those elements and spaces that make a building or facility usable by, or serve the needs of, its occupants or users. Essential features include, but are not limited to, entrances, toilet rooms, and accessible routes. Essential features do not include those functional spaces which house the major activities for which the building or facility is intended, such as classrooms and offices.

"Exit": That portion of a means of egress which is separated from all other spaces of a building or structure by construction or equipment as required by the applicable building code to provide a protected way of travel to the exit discharge. The walls and ceiling, and any openings therein, of the protected way of travel shall provide a fire resistance rating as required by the applicable building code.

"Exit Access": That portion of a means of egress which leads to an exit.

"Exit Discharge": That portion of a means of egress between the termination of an exit and a public way.

"Extraordinary Repair": The replacement or renewal of any element of an existing building or facility for purposes other than normal routine maintenance. It includes, but is not limited to, replacement of sidewalk and curb ramp, replacement of a door and frame, complete stair replacement and plumbing fixture replacement (see Alteration).

"Facility": All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on a site (see Public Facility).

"Floor": Any level within a building which may be occupied by the public. Mezzanines and seating tiers are not included in the definition of "floor" in this Code.

"Functional Spaces": The rooms or spaces in a building or facility that house the primary functions for which the building or facility is intended and the secondary or supporting functions that relate to the support, maintenance or performance of the primary functions, including connective or ancillary space such as parking and storage. Unfinished or undeveloped space is included as a "functional space".

*"Governmental Unit": The State or any political subdivision thereof, including but not limited to any county, town, township, city, village, municipality, municipal corporation, school district* (Section 3, EBA), park district, sanitary district, local housing authority, public commission, public authority, the Illinois Housing Development Authority or other special purpose district.

"Grade": The elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and an imaginary line five feet from the building.

"Ground Floor": Any occupiable floor less than one story above or below grade with direct access to grade. A building or facility always has at least one ground floor and may have more than one ground floor as where a split level entrance has been provided or where a building is built into a hillside.

"Hazardous Area": A space or an area which may be dangerous, or cause injury, to a person who accidentally enters into such space or area. Examples include, but are not limited to: loading docks; boiler or heater rooms; power and generation facilities; electrical and telephone equipment spaces; elevator equipment rooms and pits; tanks, lagoons, storage and processing facilities located at/above/below ground level; highly technical facilities or mechanical, electrical or chemical storage and/or processing facilities; and pump facilities; and spaces with complex mechanical components of multi-level construction.

"Historic Building": All buildings, parts of buildings, facilities or sites individually listed in or eligible for listing in the National Register of Historic Places, a "contributing" building or site in a National Register Historic District as determined by the Illinois Historic Preservation Agency (IHPA) or as determined by a "Certified Local Government" designated by the IHPA, a building or site designated as a historic or architectural landmark by a local Landmarks Commission or local Historic Preservation Commission, and buildings which undergo historic reconstruction.

"Historic Preservation": The act or process of accurately preserving and/or recovering the form and details of a historic building and its setting as it appeared at a particular period of time by means of repair, stabilization, or restoration as defined herein. Historic Preservation also includes "Historic Reconstruction" and "Historic Restoration".

"Historic Reconstruction": The act or process of reproducing by new construction the exact form and detail of an original building, structure, object, or part thereof as it appeared at a specific period of time. Historic Reconstruction only applies to reconstruction of buildings which are open to view by the public, are used to demonstrate historic or architectural values, and/or are used for purposes of display of a historic building type, design, technique of construction or period setting.

"Historic Restoration": The act or process of accurately recovering the form and details of a building or facility and its setting as it appeared at a particular period of time by means of the removal of later works or by replacement of missing earlier work.

"Historically Interpreted Building": A building which in whole or part is open to view by the public and has as its major purpose the display of a historic or architectural artifact created in the past in order to give a sense of cultural orientation and establish values of time and place. Historically interpreted buildings do not necessarily have attendants or formal guided or even self-guided tours.

"Housing, Financed or Guaranteed by a Government Unit": Any building, facility or portion thereof, excluding in-patient medical care facilities, which contains one or more dwelling units or sleeping accommodations, and which is owned by or on behalf of a governmental unit, or financed, in whole or in part, for either initial construction or subsequent alteration, by a grant or loan made or guaranteed by a governmental unit. Such housing may include, but is not limited to, one family dwellings and multi-family dwellings, including multi-story apartment buildings, group homes, dormitories and housing for the elderly.

"Improved Area": (see Site Improvements).

"In-Patient Medical Care Facility": Medical care facilities are those facilities in which people receive physical or medical treatment or care, where persons may need assistance in responding to an emergency and where the period of stay may exceed 24 hours. (ADAAG 6.1)

"Interior Redecoration": Replacement of interior floor, wall, and ceiling decorative finishes (such as carpet, wall coverings, paint, and paneling), window treatments (such as drapery, blinds, and shades), interior space lighting, fixtures, furnishings, and furniture.

"Level": Any horizontal plane of a building or facility which is designed or intended for human occupancy or habitation.

"Marked Crossing": A crosswalk or other identified path intended for pedestrian use in crossing a vehicular way.

*"Means of Egress": A continuous and unobstructed path of travel from any point in a building or structure to a public way, consisting of three separate and distinct parts: the exit access, the exit, and the exit discharge. A means of egress comprises vertical and horizontal means of travel and includes intervening room spaces, doors, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, escalators, horizontal exits, courts and yards.* (Section 3, EBA)

"Mezzanine": Any intermediate occupiable and usable level placed above any floor of a building and limited to 33% of the net floor area of the floor over which it is placed. The net area of a mezzanine is included in the net area of the floor above which it is placed.

*"Multi-Story Housing Unit": Any building of four or more stories containing ten or more dwelling units constructed to be held out for sale or lease by any person to the public.* (Section 3, EBA) This category includes, but is not limited to, the following building types: apartment buildings, condominium apartment buildings, convents, housing for the elderly and monasteries.

*"Occupiable": A room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational, or similar purposes, or in which occupants are engaged at labor, and that is equipped with means of egress, light, and ventilation.* (Section 3, EBA)

"Operable Part": A part of a piece of equipment or appliance used to insert or withdraw objects, or to activate, de-activate, or adjust the equipment or appliance (for example, coin slot, mail drop, pushbutton, handle).

*"Owner": The person contracting for the construction or alteration. That person may be the owner of the real property or existing facility or may be a tenant of the real property or existing facility.* (Section 3, EBA)

*"Person": One or more individuals, partnerships, associations, unincorporated organizations, corporations, cooperatives, legal representatives, trustees, receivers, agents, any group of persons or any governmental unit.* (Section 3, EBA)

*"Planning": The preparation of architectural or engineering designs or plans, technical or other specifications, landscaping plans or other pre-construction plans or specifications.* (Section 3, EBA)

"Power-Assisted Door": A door used for human passage, with a mechanism that helps to open the door, or relieves the opening resistance of the door, upon the activation of a switch or a continued force applied to the door itself.

"Principal Entrance": An entrance intended to be used by the residents or users to enter or leave a building or facility. This shall include, but is not limited to, the main entrance.

"Privately Owned Building": Any building which is not publicly owned as defined herein.

*"Public": Any group of people who are users of the building and employees of the building, excluding those people who are employed by the owner of a building for construction or alteration of a building.* (Section 3, EBA)

*"Public Facility": any building, structure, or site improvement which is: owned by or on behalf of a governmental unit; leased, rented or used, in whole or in part, by a governmental unit, or financed, in whole or in part, by a grant or a loan made or guaranteed by a governmental unit; or any building, structure, or site improvement used or held out for use or intended for use by the public or by employees for one or more of, but not limited to, the following: the purpose of gathering, recreation, transient lodging, education, employment, institutional care, or the purchase, rental, sale or acquisition of any goods, personal property or services; places of public display or collection; social service establishments; and stations used for specified public transportation.* (Section 3, EBA)

"Public Use": Interior and exterior rooms or spaces that are made available to the general public. Public use may be provided at a building or facility that is privately or publicly owned.

"Publicly Owned Building": Any building owned by the State of Illinois or any governmental unit.

"Ramp": A walking surface which has a running slope greater than 1:20.

"Reconstruction": The act or process of reproducing by new construction the exact form and detail of an original building, structure, object, or part thereof (see Historic Reconstruction).

"Recreational Facility": An assembly area including, but not limited to, the following uses: parks, camping grounds, public indoor and outdoor swimming pools and beaches, zoos, botanical gardens, amusement parks, fair grounds, carnivals, playgrounds, boat launching facilities, arenas, stadia and grandstands.

*"Reproduction Cost": The estimated cost of constructing a new building, structure, or site improvement of like size, design and materials at the site of the original building, structure, or site improvement, assuming such site is clear. The reproduction cost shall be determined by using the recognized standards of an authoritative technical organization* (see Authoritative Technical Organization for examples of estimating guides). (Section 3, EBA)

"Running Slope": The slope that is parallel to the direction of travel (see Cross Slope).

"Service Entrance": An entrance intended primarily for delivery of goods or services. A service entrance may not be the principal entrance unless it is the only entrance to the building/facility.

"Signage": Displayed verbal, symbolic, tactile and pictorial information.

"Single Family Residence": A building with a residential occupancy containing only one family as defined under the applicable building code. It also includes private parking garages and other accessory buildings on the same lot as a single family residence.

"Site": A parcel of land bounded by a property line or a designated portion of a public right-of-way.

*"Site Improvements"*: *Landscaping, pedestrian and vehicular pathways, steps, ramps, curb ramps, parking lots, outdoor lighting, recreational facilities, and the like, added to a site.* (Section 3, EBA)

"Sleeping Accommodations": Rooms in which people sleep, for example, dormitory and hotel or motel guest rooms or suites.

*"Space"*: *A definable area such as a toilet room, corridor, assembly area, entrance, storage room, alcove, courtyard, or lobby.* (Section 3, EBA)

*"State"*: *The State of Illinois and any instrumentality or agency thereof.* (Section 3, EBA)

"Storage, Personal": Hang rod, shelving or other facilities that may be provided for storage of personal items.

"Story": That portion of a building included between the upper surface of any floor and the upper surface of the floor or roof next above. The portion between the upper surface of a basement floor and the upper surface of the floor above shall be considered a story if at least 50% of the basement gross floor area consists of functional spaces.

"Structural Change": Changes to or rearrangement of the structural elements, plumbing fixture changes, or changes to or rearrangement of the plan configuration of walls and full height partitions.

"Structural Element": A load-carrying component of a structural system of a building, structure, or facility, such as a foundation, wall, column, strut, slab, beam, girder, truss, or arch.

"Structurally Impracticable": Those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features in new construction.

"Tactile": An object that can be perceived using the sense of touch.

"Technically Infeasible": With respect to an alteration of a building or a facility, a change that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member, which is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility. (ADAAG 4.1.6)

"Tenant Work": New construction or alterations to the interior of an existing building by an individual or company who does not own the building, but who will lease the space from the building owner.

"Temporary": A building or any element of a building which is not permanent and is designed to be used only for a short period of time for some special purpose. Time limitation within the definition of temporary is generally six months for most temporary buildings or elements. Examples include, but are not limited to: reviewing stands, temporary classrooms, bleacher areas, exhibit areas, temporary banking facilities, temporary health screening services, or temporary safe pedestrian passageways around a construction site.

"Text Telephone/TDD": Machinery or equipment that employs interactive graphic (i.e., typed) communications through the transmission of coded signals across the standard telephone network. Text telephones can include, for example, devices known as TDD's (telecommunication display devices or telecommunication devices for deaf persons) or computers.

"Tier or Tier Seating": Any intermediate occupiable and useable level placed above or below any floor of a building, or a step or raised or lowered platform on the floor itself used normally for elevating or lowering a seating or viewing position. The net area of a tier is included in the net area of the floor above, below or on which it is placed.

"Toilet Rooms": At a minimum, a toilet room will consist of one water closet and one lavatory all located in the same room.

*"Transient Lodging"*: *A building or facility or portion of a building or facility, excluding inpatient medical care facilities and owner-occupied buildings of four or fewer lodging units, and Bed and Breakfast establishments of five or fewer guest rooms. Transient lodging may include, but is not limited to, resorts, group homes, hotels and motels, including cabins and other detached units, and dormitories, fraternities and sororities.* (Section 3, EBA)

"Vehicular Way": A route intended for vehicular traffic, such as a street, driveway or parking lot.

"Wall": A vertical element used primarily to enclose or separate spaces.

"Walk": An exterior pathway with a prepared surface intended for pedestrian use, including general pedestrian areas such as plazas and courts.

"Work": The process of new construction, alterations, additions, historic preservation, restoration, reconstruction, or the design thereof.