

ADA, ABA current guidelines on use of Limited Use/Limited Application (LULA) Elevators and Private Residence Elevators

Current Guidelines:

4.1.3 Accessible Buildings: New Construction. Accessible buildings and facilities shall meet the following minimum requirements: . . .

(5) One passenger elevator complying with 4.10 shall serve each level, including mezzanines, in all multistory buildings and facilities unless exempted below. . . .

Exception 1:

Elevators are not required in:

- (a) private facilities that are less than three stories or that have less than 3000 square feet per story unless the building is a shopping center, a shopping mall, or the professional office of a health care provider
- (b) public facilities that are less than three stories and that are not open to the general public if the story above or below the accessible ground floor houses no more than five persons and is less than three stories

In new construction, if a building or facility is eligible for exemption but a passenger elevator is nonetheless planned, that elevator shall meet the requirements of 4.10 and shall serve each level.

Final Revised Guidelines:

206.2.3 Multi-Story Buildings and Facilities. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

Exceptions:

1. In private buildings or facilities that are less than three stories or that have less than 3000 square feet per story (279 m²), an accessible route shall not be required to connect stories provided the building or facility is not a shopping center, a shopping mall, the professional office of a health care provider, a terminal, or a place of public accommodation.
2. Where a two story public building or facility has one story with an occupant load of five or fewer persons that does not contain public use space, that story shall not be required to be connected.

206.6 Elevators. Elevators provided for passengers shall comply with 407. . . .

Exceptions:

1. In a building or facility permitted to use the exceptions to 206.2.3 or permitted by 206.7 to use a platform lift, elevators complying with 408 shall be permitted.

2. Elevators complying with 408 or 409 shall be permitted in multi-story residential dwelling units.

[Note: Section 408 contains technical requirements for limited-use/limited-application (LULA) elevators. Section 409 contains technical requirements for private residence elevators.]

Model Codes & Standards

IBC 2000: No exception permitting LULA elevators. Section 1107.5.4 requires Type A dwelling units to comply with the ICC/ANSI A117.1-1998 standard, which contains technical requirements for private residence elevators in Type A dwelling units.

IBC 2003: No exception permitting LULA elevators. Section 1107.2 requires Type A dwelling units to comply with the ICC/ANSI A117.1-1998 standard, which