

26

ICC A117.1- 2026

What retail + residential development teams
should recheck

TECHNICAL STANDARD | CHECK GOVERNING SCOPING

RETAIL + MULTIFAMILY + COMMON-USE ENVIRONMENTS

ANSI approved March 16, 2026 · first printing July 2026
ICC store availability expected late September 2026

Why 2026 - not 2027

The accessibility standard and the model codes run on different clocks.



USE BOTH IDENTIFIERS

Name A117.1-2026; record the adopted model code, referenced accessibility edition and local amendments.

Changes across project types

These are not solely retail—or solely residential—issues.

01 Chapter 3 building blocks + new Section 301.2

New Section 301.2 clarifies that a defined Chapter 3 building block carries its criteria wherever the term is used; a specific Chapter 3 section reference limits that application.

02 Elevators

Requirements were coordinated and expanded to address new technologies.

03 EV charging

Charging stations move to their own section and expand in coordination with U.S. Access Board guidance.

04 Signage + stair stripes

Contrast criteria now use a formula based on light reflectance values.

PRACTICAL LENS

Recheck survey fields, equipment cuts, signage specs and prototype notes.

What changes the project brief

New technical criteria address elements often coordinated as equipment, amenities or operations.

SCO

Self-service checkout

New criteria address self-service checkout counters. Recheck the equipment interface, clear floor space, operable parts, accessible route and queue.

ACS

Adult changing

Supplement 1 criteria move into Chapter 6 and reference IAPMO/ANSI/CAN Z1390-2024, Assistive Tables. Governing requirements control scoping.

WASH

Rinsing + pet washing

New criteria address rinsing showers and pet-washing stations where provided—relevant to fitness, outdoor, pet and service concepts.

OPS

Waste / linen chutes

New criteria are included where chutes are provided. Coordinate accessible approach with back-of-house operations.

ADD TO THE CHECKLIST

Survey + fixture + equipment + restroom / amenity coordination

Residential + amenity implications

Confirm whether each condition is public, common-use or inside a scoped dwelling unit.

KITCHENS

Common-use + unit kitchens

Access to electrical controls and outlets over counters is revised for common-use kitchens and kitchens in Accessible, Type A and Type B units. Most reach-over-obstruction rules give way to minimum height or limited reach depth.

BATHING

More Chapter 6 options

Chapter 6 addresses center controls for water closets, provides three accessible bathtub options and five accessible shower options, and improves criteria for controls and hand-shower mounts.

SHARED AMENITIES

EV charging, elevators, signage, stair stripes, pet washing and waste/linen chutes may affect common-area planning and specifications.

CLUBHOUSES + LEASING

These spaces sit at the intersection of public-facing design, common-use functions and residential operations - so ownership of each detail matters.

REVIEW TOGETHER

Architecture + interiors + electrical + plumbing + amenity vendors

Specialty-care settings: a separate read

The 2026 edition relocates and expands criteria tied to assisted toileting and bathing.

01 Relocated from the IBC

Technical criteria for assisted toileting and bathing move into A117.1 and are expanded.

02 A specific care context

ICC describes these provisions for facilities where older adults live and receive care—including assisted-living, nursing and rehabilitation facilities.

03 Adult-changing criteria consolidated

Chapter 6 incorporates the 2017 Supplement 1 provisions and references IAPMO/ANSI/CAN Z1390-2024, Assistive Tables.

SCOPE CHECK

Do not assume specialty-care provisions apply to typical multifamily; verify governing scoping.

The useful move now

Build an edition-aware accessibility review.

01

Record adopted codes, the referenced A117.1 edition and federal / state overlays

02

Confirm local amendments and element scoping

03

Flag affected prototype and site-survey items

04

Coordinate architecture, interiors, MEP and vendors

A117.1 provides the technical “how.”

Governing requirements determine when and where.

Selected summary—not a comprehensive code analysis. Verify the complete standard, adopted codes and amendments, other governing requirements, and project-specific scoping with the AHJ.

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