

521 CMR 10.00: **PUBLIC USE AND COMMON USE SPACES IN MULTIPLE DWELLINGS**

10.1 **GENERAL**

The *public use* and *common use* spaces of *multiple dwellings* in existing *buildings* consisting of 12 or more units in a *building*, shall be *accessible* and shall comply with **521 CMR**. The public use and *common use* spaces of *multiple dwellings* in new *construction* consisting of three or more units shall comply with **521 CMR**. *Public* and *common use* spaces are those spaces inside or outside a *building* that are used by residents and/or visitors. *Public use* and *common use* spaces shall include but not be limited to community facilities, meeting rooms, restaurants, recreation spaces, health facilities, pools, public toilet rooms, laundry areas, trash areas, storage areas, mailboxes, walks, sidewalks, parking lots and garages, entrances, elevators, lobbies and foyers, as well as corridors and stairways leading to *dwelling units*.

10.2 **ACCESSIBLE ROUTES**

There shall be an *accessible route* at least 36 inches (36" = 914mm) wide connecting *accessible* parking, *accessible* entrances, *public* and *common use* spaces, and *dwelling units*. Wherever possible, the *accessible route* shall be the shortest possible route, see **521 CMR 20.00: ACCESSIBLE ROUTE**

10.3 **PARKING SPACES FOR DWELLING UNIT OCCUPANTS**

Where parking is provided, it shall comply or be capable of complying with the provisions of **521 CMR 23.2, Number** through **521 CMR 23.8, Valet Parking**. The number of *accessible* spaces shall not be limited in number by **521 CMR 23.2.1, Number** but shall be provided in sufficient numbers to meet the needs of the *dwelling unit* occupants. If parking spaces are assigned to individual units, those spaces designated for *accessible* units shall have *signage* reserving said space. An international symbol of accessibility need not be used.

10.3.1 Visitor Parking Spaces: Where parking is provided for visitors, it shall comply fully with the requirements of **521 CMR 23.00: PARKING AND PASSENGER LOADING ZONES**.

10.4 **DOORS**

All doorways and openings located in *common use* and *public use* spaces and along *accessible routes* shall comply with **521 CMR 26.2, Revolving Doors** through **521 CMR 26.11, Door Hardware**.

10.5 **STORAGE**

If remote storage is available to residents, equivalent *accessible* storage shall be provided to residents.

10.6 **ALARMS**

Where a fire alarm is provided, it shall comply with **521 CMR 40.00: ALARMS**.

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10.7 HEIGHT OF CONTROLS

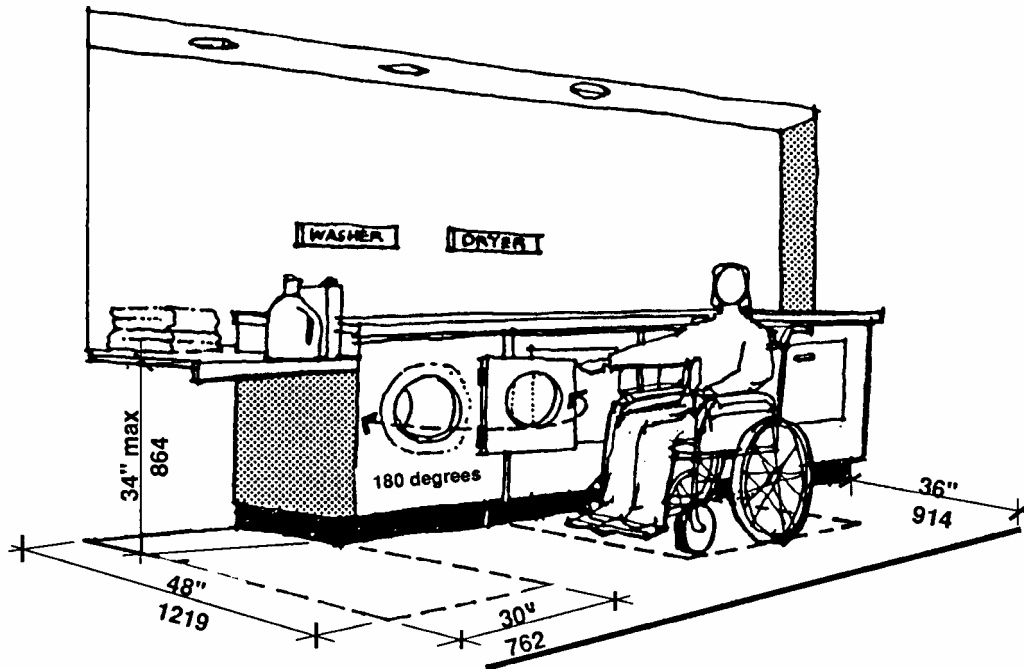
The highest position of the *operable parts* of any control, dispenser, receptacle, or other operable equipment shall be located within the *zone of reach* as defined in **521 CMR 5.00: DEFINITIONS**.

10.8 LAUNDRY FACILITIES

If laundry facilities are provided in *Multiple dwellings*, then equivalent, *accessible* laundry facilities shall be provided.

10.8.1 Location: Laundry facilities shall be on an *accessible* level and on an *accessible route*.

10.8.2 At least one washing machine and at least one clothes dryer shall be front loading, shall have a side hinged door, and shall be located so that the door can be opened 180°. **See Fig. 10a.**



Laundry Facilities
Figure 10a

10.8.3 Where laundry work space, such as a folding table, is provided, it shall comply with **521 CMR 35.00: TABLES AND SEATING**.

10.8.4 Controls, including the payment mechanism, shall fall within the *zone of reach* as defined in **521 CMR 5.00: DEFINITIONS**.

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10.9 **KITCHEN FACILITIES**

Sinks, counters, and cooking facilities provided in *common use* spaces shall comply with **521 CMR 32.00: KITCHENS**.