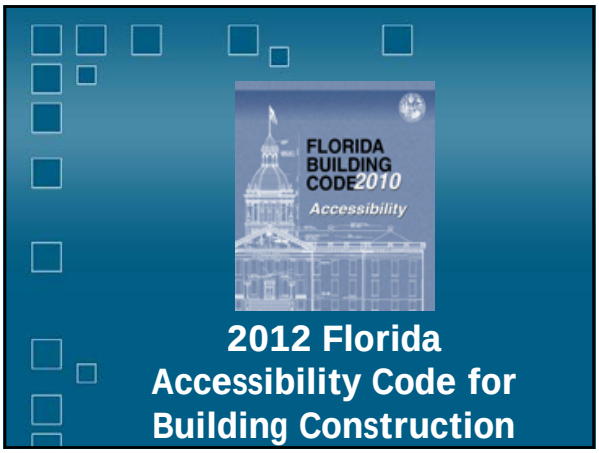
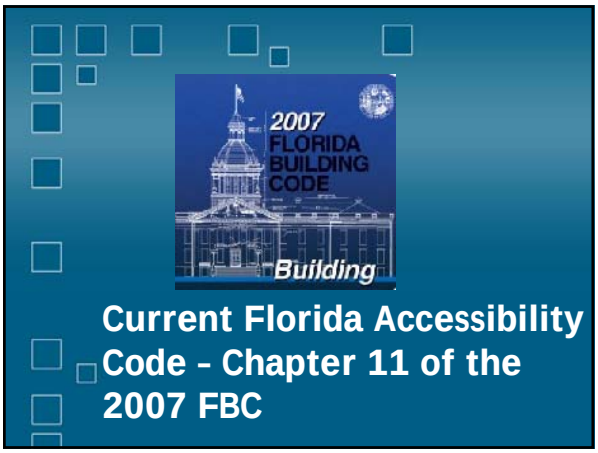
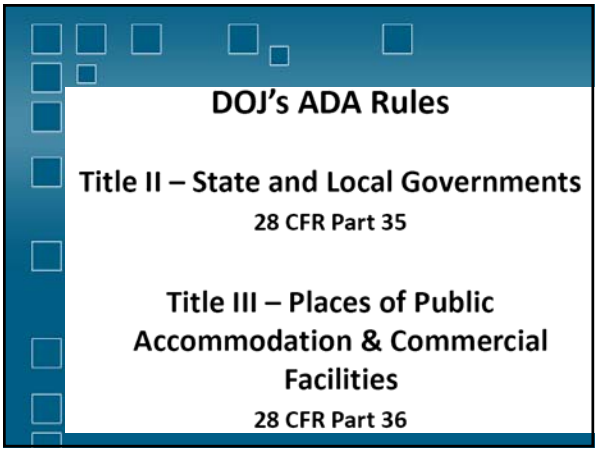
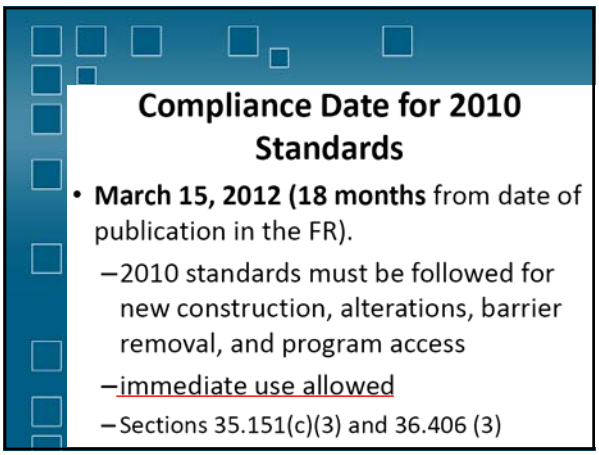

FLORIDA
BUILDING
CODE2010
Accessibility
2012 Florida
Accessibility Code for
Building Construction


2007
FLORIDA
BUILDING
CODE
Building
Current Florida Accessibility
Code - Chapter 11 of the
2007 FBC


FLORIDA
BUILDING
CODE2010
Accessibility
2012 Florida Accessibility Code
for Building Construction
Effective March 15, 2012


DOJ's ADA Rules
Title II – State and Local Governments
28 CFR Part 35
Title III – Places of Public
Accommodation & Commercial
Facilities
28 CFR Part 36


Compliance Date for 2010
Standards
• March 15, 2012 (18 months from date of publication in the FR).
–2010 standards must be followed for new construction, alterations, barrier removal, and program access
–immediate use allowed
–Sections 35.151(c)(3) and 36.406 (3)


Triggering Events for Compliance
• Title III - New construction and alterations shall comply with the 2010 Standards when one of three triggers takes place on or after March 15, 2012:
1. Date when last application for building permit or permit extension is certified to be completed by State, county or local govt., or

Triggering Events for Compliance – Title III

2. If local govt. does not certify completion of applications, the date when last application is received,

3. And, if no permit is required, start of physical construction or alterations.

Triggering Event for Compliance – Title II

- For title II new construction and alterations, the triggering event is whether commencement of physical construction or alterations has occurred on or after March 15, 2012.

Title III Entities—Applicable Standards Until Compliance Date

- Until March 15, 2012, covered entities can choose to use either:
- **2010 Standards OR the 1991 Standards***

- Must follow choice consistently in a facility.

Title II Entities—Applicable Standards Until Compliance Date

- Until March 15, 2012, title II entities can choose to use one of the following:

2010 Standards;
1991 Standards*;
OR
Uniform Federal Accessibility Standards (UFAS)

*Elevator exception does not apply

- Must follow choice consistently in a facility

Title II Entities

As of March 15, 2012

2010 Standards replace the 1991 Standards (and UFAS) and must be followed.

ADA

What Standards Apply to Existing Facilities?

- Title II — Program accessibility
- Title III — Readily achievable barrier removal

ADA

Title III Compliance – Existing Facilities Before Compliance Date

- Requirement: Elements that do not comply with the corresponding requirements for those elements in the 1991 Standards must be modified to the extent readily achievable. (Barrier Removal) (Section 36.304)
- Applicable standard before March 15, 2012:
  - 1991 Standards; or
  - 2010 Standards (Section 36.304(d)(2)(ii)(A))

ADA

Title III Compliance – Existing Facilities After Compliance Date

- Requirement: Elements that do not comply with the requirements in the 1991 Standards or that do not comply with the supplemental requirements (i.e., elements for which there were neither technical nor scoping specifications in the 1991 Standards) must be modified to the extent readily achievable.
- Applicable standard on or after March 15, 2012:
  - 2010 Standards (Section 36.304(d)(ii)(B))

ADA

Safe Harbor – Existing Facilities

- Elements that comply with the corresponding requirements for those elements in the 1991 Standards do not need to be modified to meet the 2010 Standards unless those elements are altered on or after March 15, 2012.
- Section 35.150(b)(2)(i); Section 36.304.(d)(2)(i)

ADA

Safe Harbor– Existing Facilities

- Safe Harbor does not apply to elements in existing facilities that were not subject to specific requirements in the 1991 Standards

ADA

Elements in 2010 Standards Not Subject to Safe Harbor

Sections 36.304(d)(2)(iii) and 35.150(b)(2)(ii)

(A) Residential facilities and dwelling units
(B) Amusement rides
(C) Recreational boating facilities
(D)Exercise machines and equipment
(E) Fishing piers and platforms
(F) Golf facilities
(G) Miniature golf facilities
(H) Play areas

ADA

Elements in 2010 Standards not Subject to Safe Harbor

(I) Saunas and steam rooms
(J) Swimming pools, wading pools, and spas,
(K) Shooting facilities with firing positions,
(L) Miscellaneous.
(1) Team or player seating
(2) Accessible route to bowling lanes
(3) Accessible route in court sports facilities

ADA

Noncomplying Facilities
Section 35.151(c)(5) and Section 35.406(a)(5)

- Noncomplying facilities, i.e., facilities built after the compliance date for the 1991 Standards, but that are **not** in compliance with those standards, must be modified as follows:

ADA

Noncomplying Facilities

- **Before March 15, 2012** choice of:
  - 1991 Standards
  - 2010 Standards
  - UFAS (option only for title II entities)
- **On or after March 15, 2012,** covered entities must bring their noncomplying facilities into compliance with the 2010 Standards.

ADA

Maintenance of Accessible Features (New Provision)

- If the 2010 Standards reduce the technical requirements or the number of required accessible elements below the number required by the 1991 Standards, the covered entity may reduce the level of accessibility in accordance with the 2010 Standards.
- Section 35.133(c) and Section 36.211 (c)

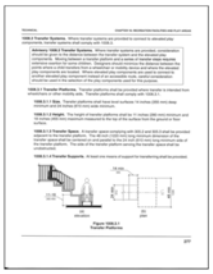
NEW FORMAT

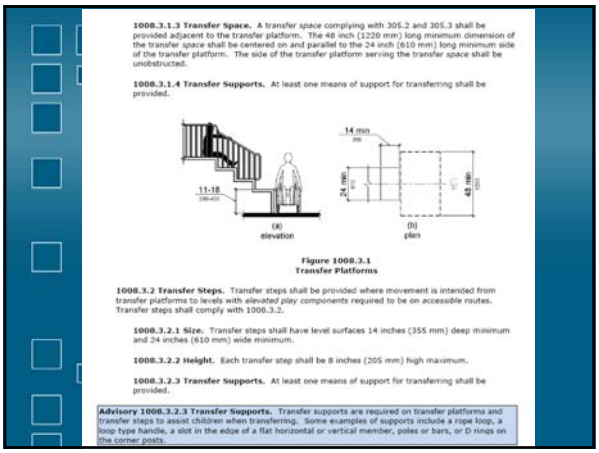
2010 ADA Standards

1. Application & Administration
2. Scoping Requirements
3. Building Blocks
4. Accessible Routes
5. General Site & Building Elements
6. Plumbing Elements & Facilities
7. Communication Elements & Features
8. Special Rooms, Spaces & Elements
9. Built-In Elements
10. Recreation Facilities

Format

- Numbering system
- New figures (informational only)
- All dimensions stated in text
- New advisory notes (non-mandatory)





1008.3.1.3 Transfer Space. A transfer space complying with 305.2 and 305.3 shall be provided adjacent to the transfer platform. The 48 inch (1220 mm) long minimum dimension of the transfer space shall be centered on and parallel to the 24 inch (610 mm) long minimum side of the transfer platform. The side of the transfer platform serving the transfer space shall be unobstructed.

1008.3.1.4 Transfer Supports. At least one means of support for transferring shall be provided.

Figure 1008.3.1
Transfer Platforms

1008.3.2 Transfer Steps. Transfer steps shall be provided where movement is intended from transfer platforms to levels with elevated play components required to be on accessible routes. Transfer steps shall comply with 1008.3.2.

1008.3.2.1 Size. Transfer steps shall have level surfaces 14 inches (355 mm) deep minimum and 24 inches (610 mm) wide minimum.

1008.3.2.2 Height. Each transfer step shall be 8 inches (205 mm) high maximum.

1008.3.2.3 Transfer Supports. At least one means of support for transferring shall be provided.

Advisory 1008.3.2.3 Transfer Supports. Transfer supports are required on transfer platforms and transfer steps to assist children when transferring. Some examples of supports include a rope loop, a loop type handle, a slot in the edge of a flat horizontal or vertical member, poles or bars, or D rings on the corner posts.

CHAPTER 1
Application & Administration

- Which buildings/facilities must comply
- Definitions
- General information
- Referenced Standards

CHAPTER 2
Scoping Requirements

- Which And How Many Elements Are Required To Be Accessible Based On The Use Of The Building or Facility

CHAPTER 2
Scoping Requirements

- Vertical Accessibility
- New Construction
- Alterations
- Additions
- Existing Buildings
- Temporary Structures
- Historical Buildings

CHAPTER 3
Building Blocks

Minimum requirements for:

- Floor surfaces such as carpet
- Door threshold
- Changes in level
- Wheelchair turning diameter or T-turn
- Clear floor space for wheelchair
- Knee & toe clearance
- Reach Ranges
- Protruding objects

CHAPTER 4
Accessible Routes

- Minimum clear width doors, ramp, stairs, etc.
- Maneuvering clearances at doors
- Door opening force
- Maximum ramp slope & rise

CHAPTER 4
Accessible Routes

- Required landings for ramps
- Required handrails
- Elevator controls
- Elevator doors and interior dimensions
- Platform lifts

CHAPTER 5
General Site & Building Elements

- Minimum size, marking, vertical clearance & location of accessible parking spaces.
- Identification of accessible parking spaces
- Passenger loading zone
- Stair & ramp details

CHAPTER 6
Plumbing Elements & Facilities

- Minimum clear floor space for plumbing fixtures
- Toilet room & toilet compartment requirements
- Grab bars
- Fixture location & height for children ages 3 - 12

CHAPTER 7
Communication Elements & Features

- Fire alarms
- Signs; height, location, Braille, finish & contrast
- Detectable warnings
- Telephones
- ATM's

CHAPTER 8
Special Rooms & Spaces

Special Scoping Requirements for:

- Assembly spaces such as theatres, restaurants, sports stadiums
- Dressing, fitting & locker rooms
- Kitchens
- Hotels, motels & resort condominiums
- Holding & housing cells

CHAPTER 8
Special Rooms & Spaces

Special Scoping Requirements for:

- Court rooms
- Residential dwelling units
- Transportation facilities
- Storage rooms

CHAPTER 9
Built-in Elements

- Dining surfaces for adults & children
- Work surfaces
- Benches
- Checkout Aisles
- Counters
- Food service lines

CHAPTER 10
Recreational Facilities

- Amusement Rides
- Recreational Boating Facilities
- Exercise Machines and Equipment
- Fishing Piers and Platforms
- Golf Facilities

CHAPTER 10
Recreational Facilities

- Miniature Golf Facilities
- Play Areas
- Swimming Pools, Wading Pools, and Spas
- Shooting Facilities with Firing Positions

WHO'S EXEMPT?

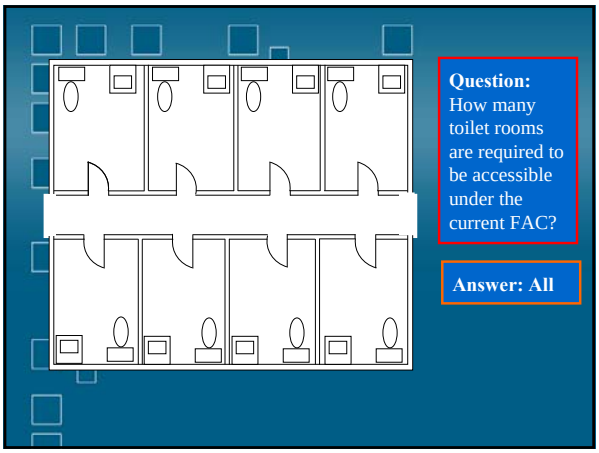
- ☑ Religious Organizations.
- ☐ Single Family Residence
- ☑ Non-residential Farm Building
- ☐ Private Clubs
- ☐ All of the Above
- ☐ None of the Above

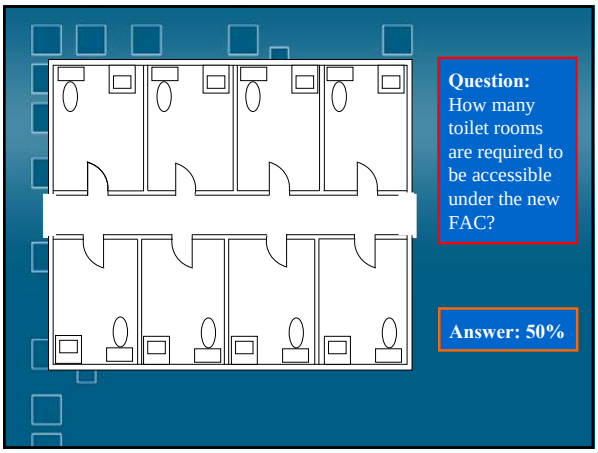
WHO CAN GRANT A WAIVER?

- ☐ INSPECTOR
- ☐ PLANS EXAMINER
- ☐ BUILDING OFFICIAL
- ☐ FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS
- ☑ FLORIDA BUILDING COMMISSION
- ☐ NONE OF THE ABOVE

WHO CAN REVISE ANY STANDARDS OF THE FAC?

- ☐ INSPECTOR
- ☐ PLANS EXAMINER
- ☐ BUILDING OFFICIAL
- ☐ FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS
- ☐ FLORIDA BUILDING COMMISSION
- ☑ NONE OF THE ABOVE





New Construction

Current Code Required access:

All public and common use toilet rooms and bathrooms

(portable units – 5% min.)

Toilet Rooms in Series

***New FAC standards*:**

allow access to at least 50% of single user toilet rooms clustered at one location that serve same users

Clustered Toilet Rooms

Alterations

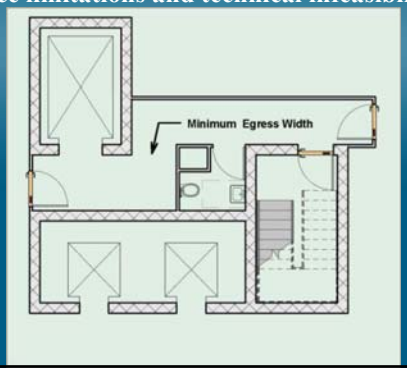
***"Technical Infeasibility"* =**

Existing physical/site constraints that prohibit compliance

***Example: removing fixture to create* accessible stall conflicts with plumbing code**

Alterations

Space limitations and technical infeasibility



Alterations

Where renovation = more extensive, technical infeasibility = less likely

Alterations

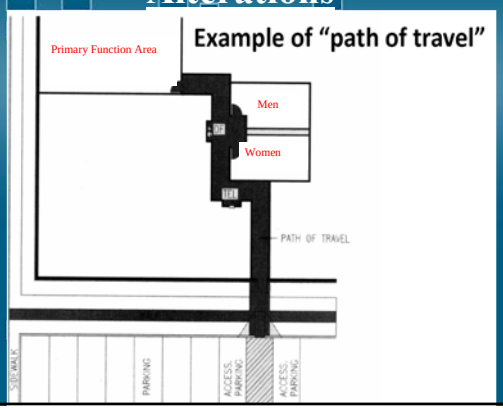
Technical Infeasibility:

- **case by case determination**
- **based on existing constraints/ conditions and scope of work**
- **compliance required to the *maximum extent feasible***

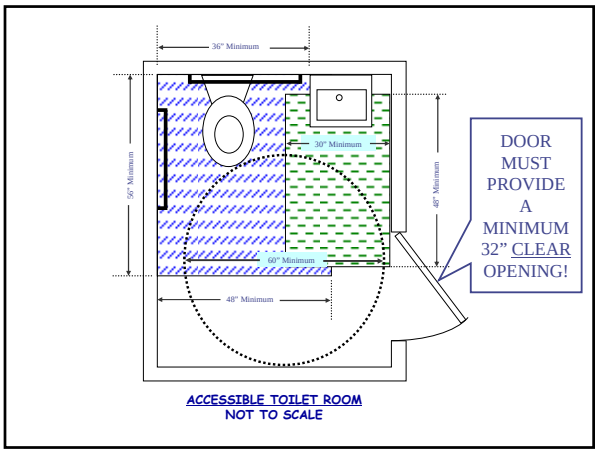
Alterations

Path of travel:
Compliance required except where "disproportionate" to the project cost (more than 20%)

Alterations



What Is the minimum size of an accessible toilet room?

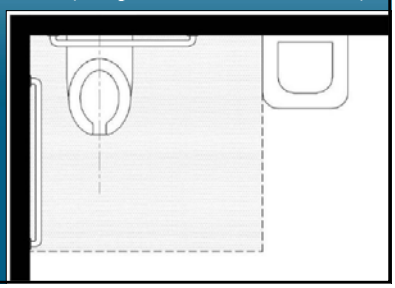


Single User Toilet Rooms

- Doors
- Floor Surfaces
- Water Closets
- Lavatories (sinks)
- Dispensers
- Turning Space
- Signage
- Visual Alarms

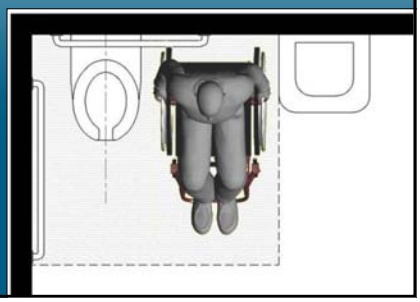
Water Closet Clearance

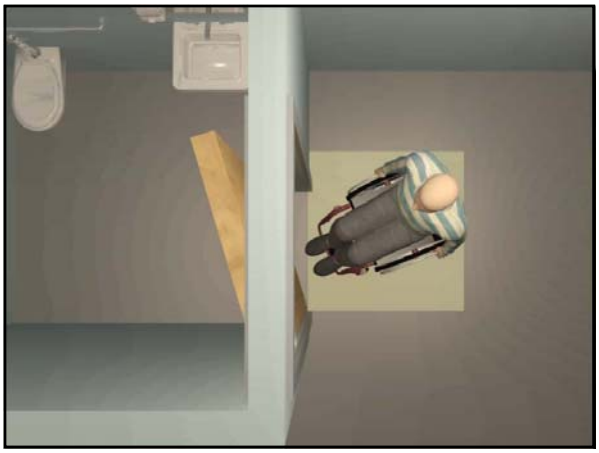
New standards: lavatory cannot overlap water closet clearance (except in residential facilities)

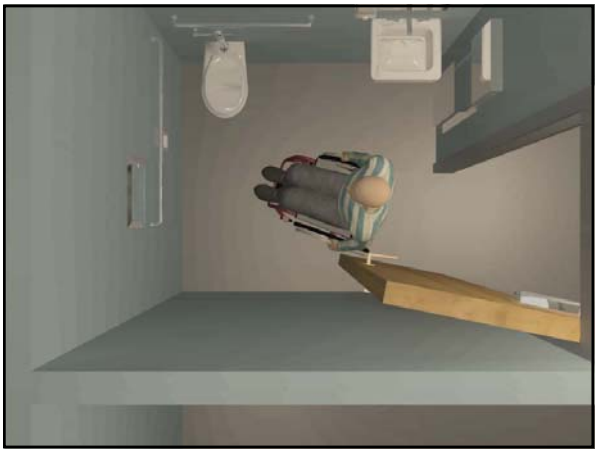


Water Closet Clearance

Allows space for side transfers



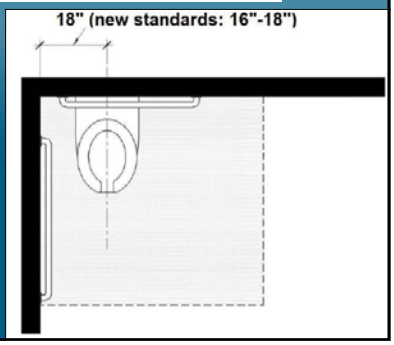




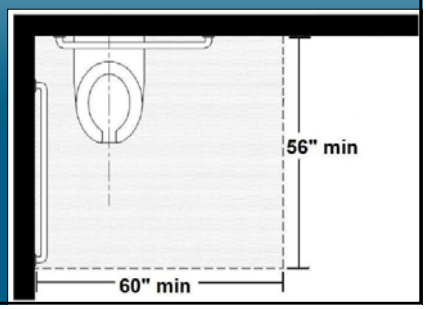
Water Closets

- corner placement
- clear floor space
- seat height (17”□19”)
- grab bars
- flush controls
- TP dispensers

Water Closet Placement

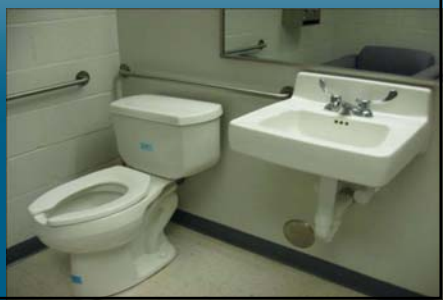


Water Closet Clearance



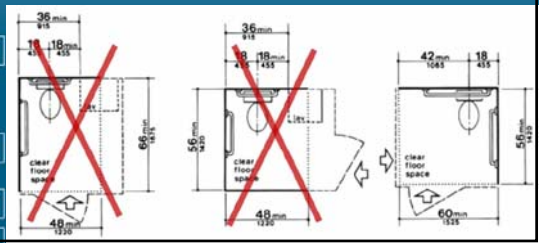
Water Closet Clearance

Lavatory no longer permitted in required clear floor space for water closet under new standards



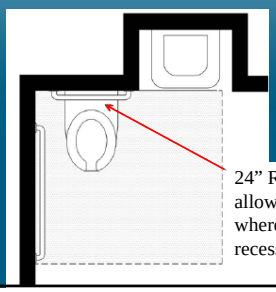
Water Closets

Current FAC (fig. 28) permitted overlap



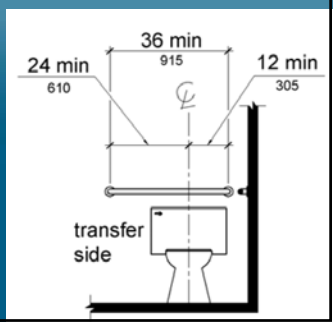
Water Closet Clearance

Lavatories can be recessed to save space



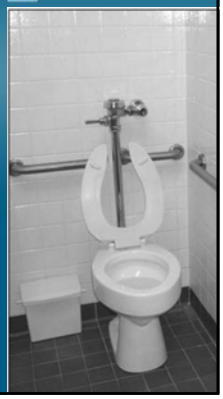
24” Rear Grab Bar allowed by new standards where adjacent fixture is recessed.

Rear Grab Bar

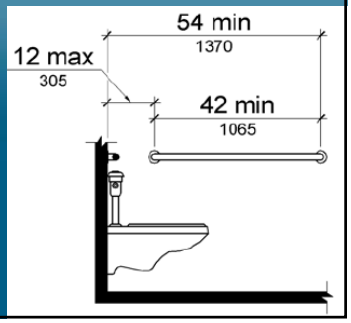


Rear Grab Bar

Grab bar can be split or shifted to open side to accommodate required location of flush control valves



Side Grab Bar



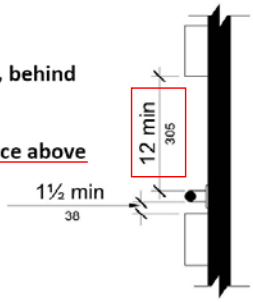
Grab Bars

Clearances

1 ½" min. below, behind

New standards:

12" min. clearance above

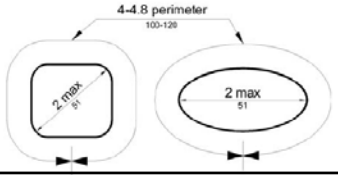


Grab Bars

Diameter: 1 ¼" - 1 ½"

New standards:

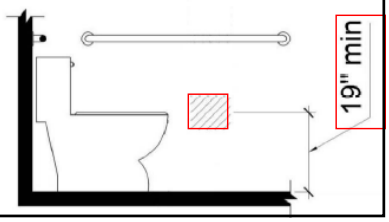
- 1 ¼" - 2"
- specifications for non-circular cross sections



Dispensers

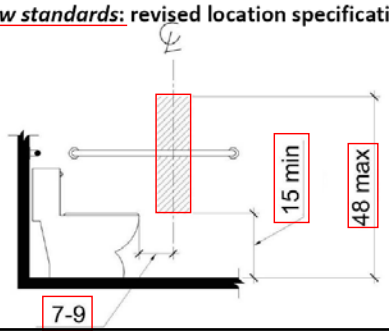
Current Standard

Location of toilet paper dispenser



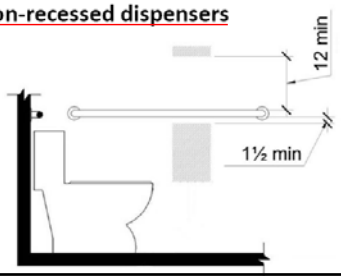
Dispensers

New standards: revised location specifications



Dispensers

New standards: grab bar height (33"-36") and clearances further limit location of non-recessed dispensers



Dispensers

Common problem: large dispensers above grab bar impact usability

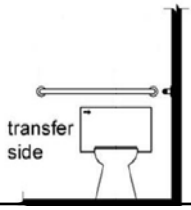
Dispensers

... below bar they can be out of reach range and obstruct space at WC

Flush Controls

Location: open side of water closet

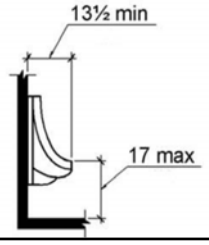
Height: 44" max (*new standards:* 48" max.)



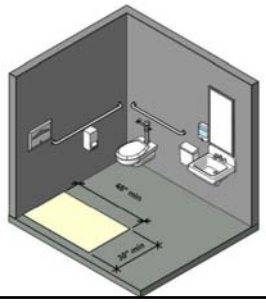
Urinals

17" max. height, elongated rim

New standards: "elongated" = 13 ½" min.



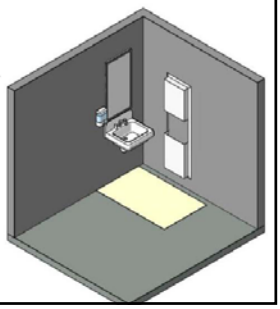
Other Dispensers



- clear floor space (forward or side)
- compliant operable parts (including reach range)

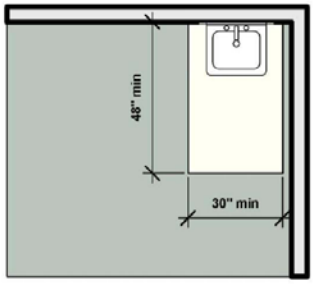
Lavatories

- clear floor space
- knee/toe clearances
- height
- faucet & controls
- dispensers
- pipes
- mirror height

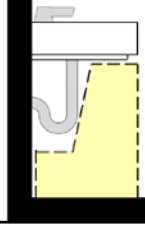


Lavatories

Clear floor space at lavatories



Lavatories

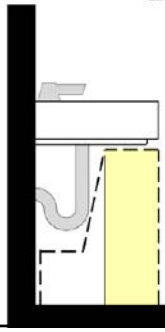


Knee and Toe clearances

Full depth: 17" – 19"

(measured from leading edge of lav)

Lavatories



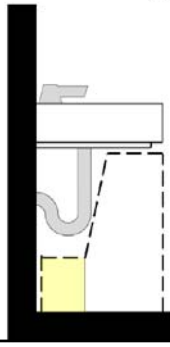
Knee Clearance:

Height: 27"min.

Depth: 8" min.

New standards: 29" min. apron clearance removed

Lavatories

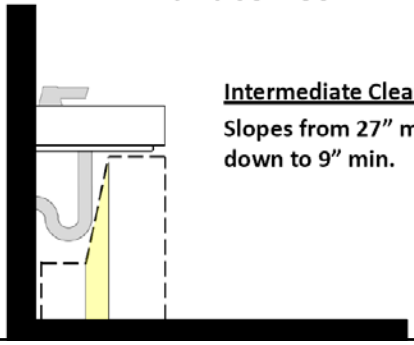


Toe Clearance:

Height: 9" min.

Depth: 6" max.

Lavatories

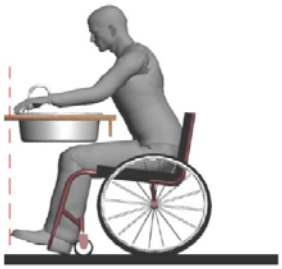


Intermediate Clearance:

Slopes from 27" min. down to 9" min.

Lavatories

Locate controls & dispensers above, not beyond, usable CFS to be within reach



Lavatories

Tip: Avoid hospital style lavs with deep projections

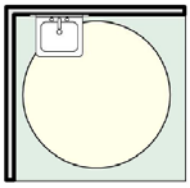
They take up more space and require a greater reach to faucet controls and dispensers

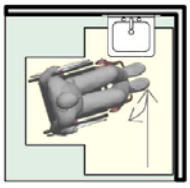
Lavatories

Pipes – must be insulated, enclosed, or configured to protect against contact

Turning Space

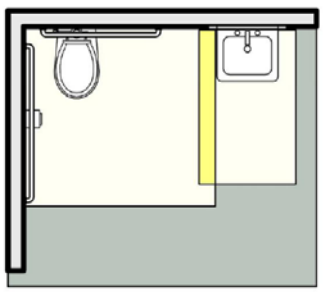
60" Diameter circle or "T" turn (elements with knee/toe clearance can overlap)



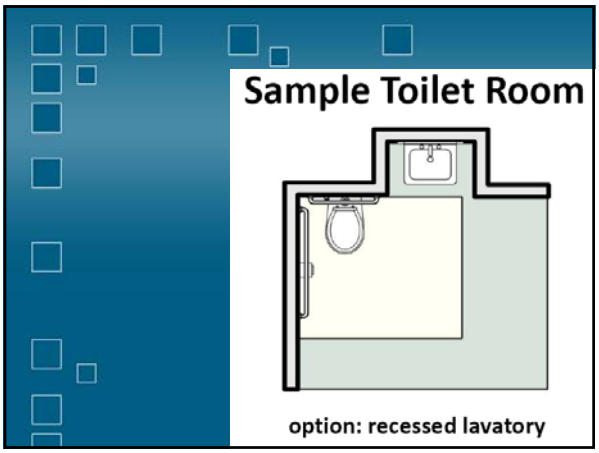


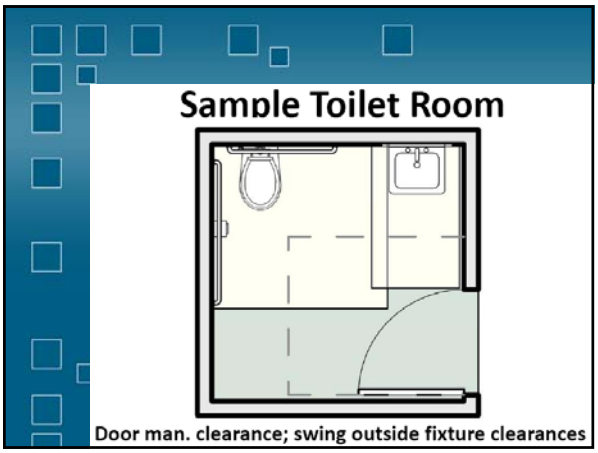
T-Turn: overlap limited to one segment

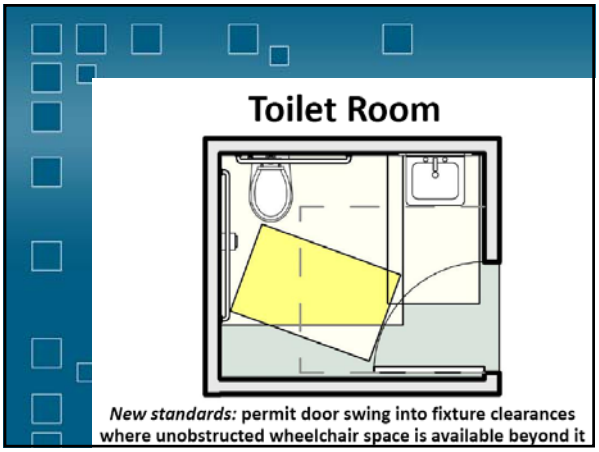
Sample Toilet Room

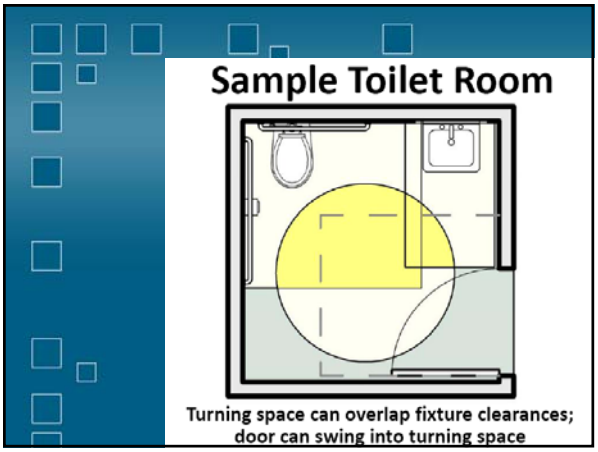


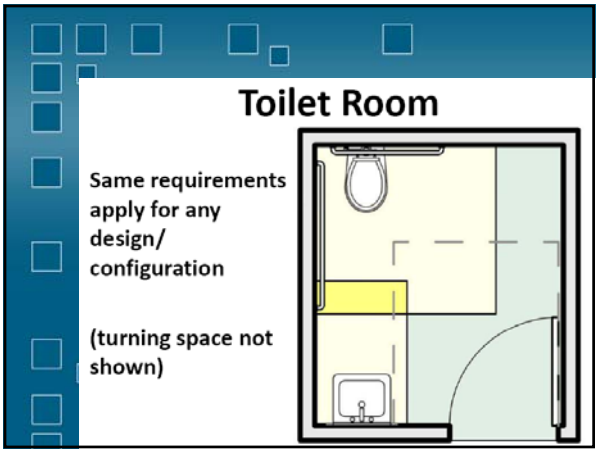
lavatory clear floor space

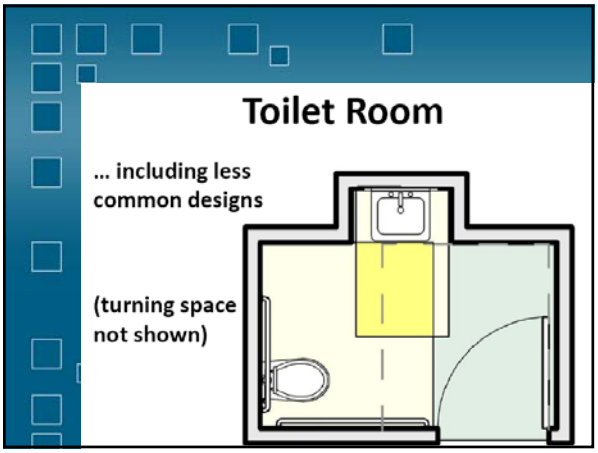

Sample Toilet Room
option: recessed lavatory


Sample Toilet Room
Door man. clearance; swing outside fixture clearances


Toilet Room
New standards: permit door swing into fixture clearances where unobstructed wheelchair space is available beyond it


Sample Toilet Room
Turning space can overlap fixture clearances; door can swing into turning space


Toilet Room
Same requirements apply for any design/ configuration
(turning space not shown)


Toilet Room
... including less common designs
(turning space not shown)

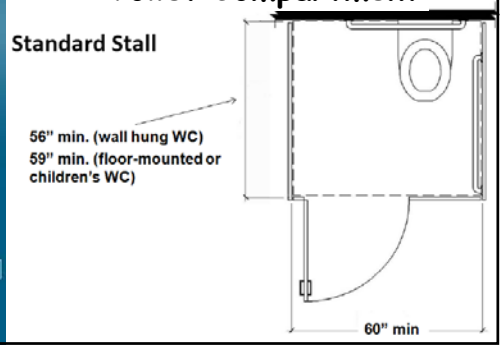
Toilet Room

Minimum room size determined by different variables:

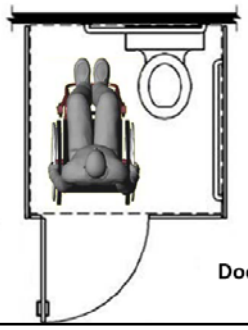
- number/configuration of fixtures
- swing of doors
- additional elements

Toilet Compartment

Standard Stall

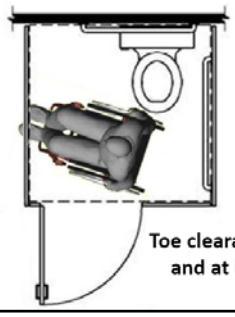


Toilet Compartment



Door must swing out.

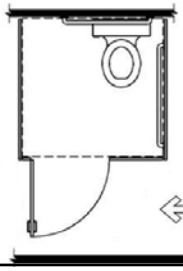
Toilet Compartment



Toe clearance (9" min) below front and at least one side partition

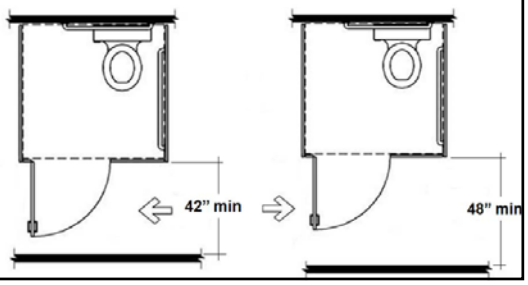
Toilet Compartment

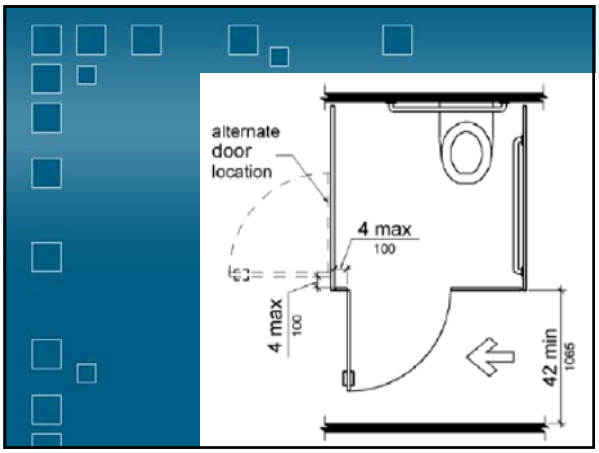
Tip: Configure stalls for a latch (instead of hinge) approach for better access

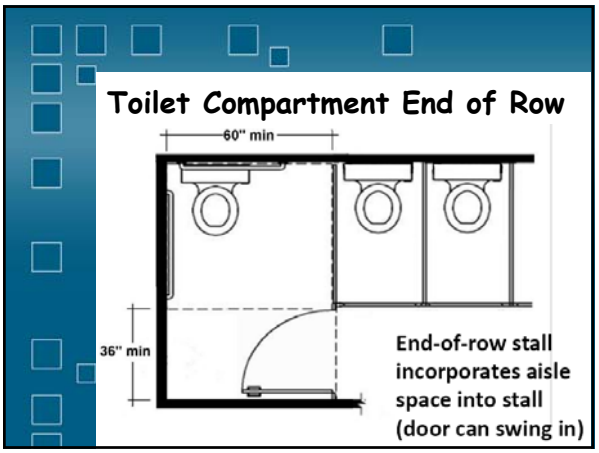


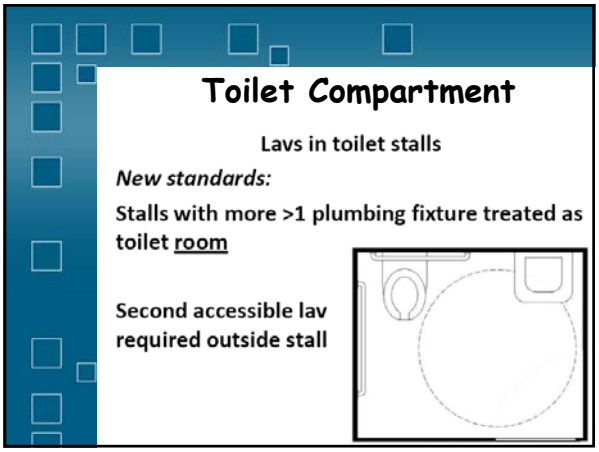
Toilet Compartment

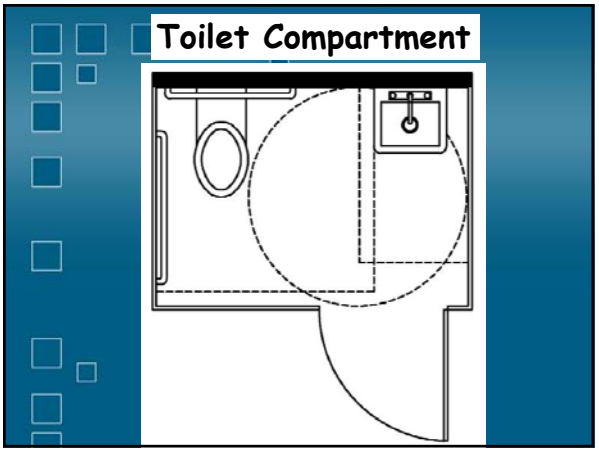
Hinge side approaches require wider clearance

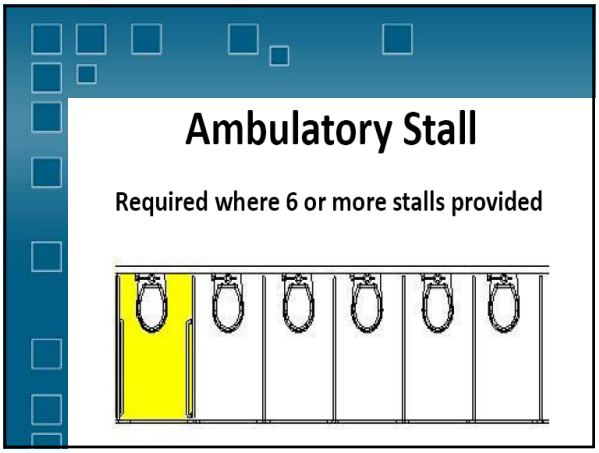


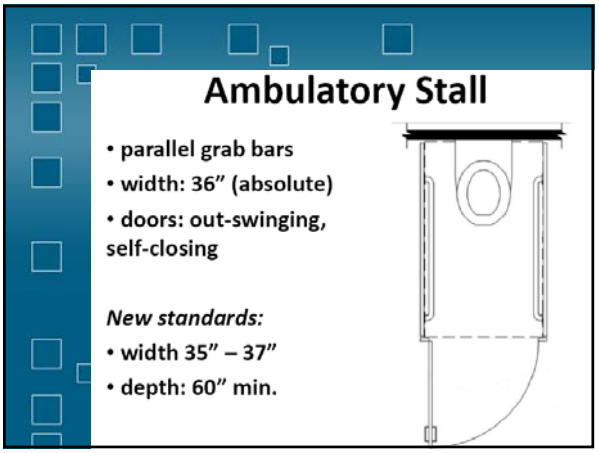

alternate
door
location
4 max
100
4 max
100
42 min
1065


Toilet Compartment End of Row
60" min
36" min
End-of-row stall
incorporates aisle
space into stall
(door can swing in)


Toilet Compartment
Lavs in toilet stalls
New standards:
Stalls with more >1 plumbing fixture treated as toilet room
Second accessible lav required outside stall


Toilet Compartment


Ambulatory Stall
Required where 6 or more stalls provided

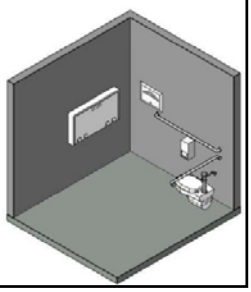

Ambulatory Stall
• parallel grab bars
• width: 36" (absolute)
• doors: out-swinging, self-closing
New standards:
• width 35" – 37"
• depth: 60" min.

Baby Changing Tables

Baby Changing Tables

Location:

outside fixture and door maneuvering clearances (in stowed position)



Children's Toilets

Alternate specifications permitted where toilets designed specifically for children 12 & younger

Children's Toilets

(Depending on Age)

Alternate Specifications:

- WC centerline: 12" – 18"
- WC seat height: 11" – 17"
- Grab bar height: 18" – 27"
- Dispenser height: 14" – 19"

Children's Toilets

Advisory information provides guidance according to age group

	Ages 3 & 4	Ages 5 - 8	Ages 9 - 12
WC Centerline	12 in	12 - 15 in	15 - 18 in
Toilet Seat Height	11 - 12 in	12 - 15 in	15 - 17 in
Grab Bar Height	18 - 20 in	20 - 25 in	25 - 27 in
Dispenser Height	14 in	14 - 17 in	17 - 19 in

Children's Lavatories

Exceptions based on age of intended users

Ages 6 - 12:

24" min. knee clearance allowed (if lav 31" high max.)

Ages 5 and under:

Side approach permitted

Bathing Facilities

Access to all public and common use facilities, including:

- gym/ pool shower rooms
- employee locker rooms
- bathrooms in accessible transient lodging guest rooms, dwelling units, patient bedrooms

Bathing Facilities

At least one shower or tub required

Options:

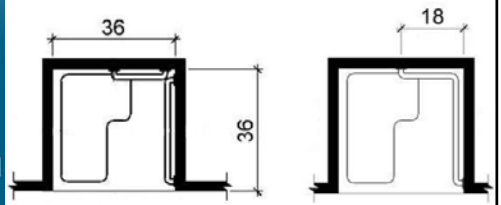
- transfer shower stall
- roll-in shower
- combination transfer/roll-in shower (required in some transient lodging rooms)
- tubs

Transfer Compartment

Transfer Compartment

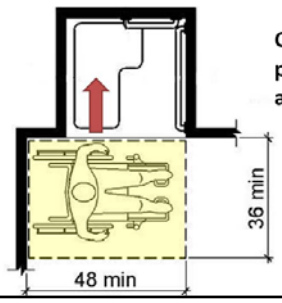
Stall dimensions: absolute, not minimum

New standards: 36" measured at center point



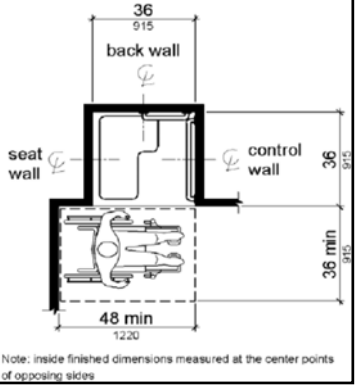
Grab bars can be continuous or split

Transfer Compartment



Clear floor space positioned for alignment with seat

Transfer Compartment

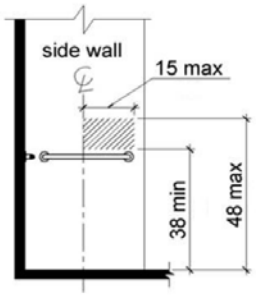


Note: inside finished dimensions measured at the center points of opposing sides

Transfer Compartment

Control location near opening (usable from outside stall)

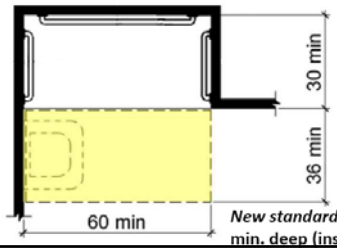
Curb: ½ max.



EXCEPTION: A threshold 2 inches (51 mm) high maximum shall be permitted in transfer type shower compartments in *existing facilities* where provision of a 1/2 inch (13 mm) high threshold would disturb the structural reinforcement of the floor slab.

Roll-in Shower (no seat)

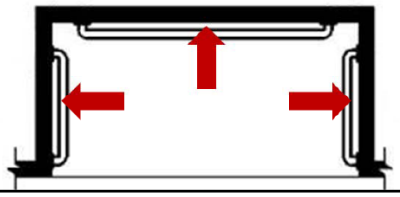
Stall dimensions and clear floor space (lav can overlap space)



New standards: CFS 30" min. deep (instead of 36")

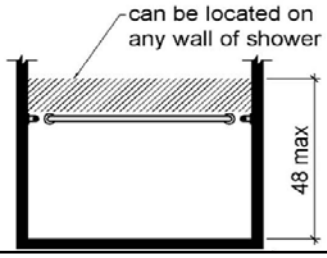
Roll-in Shower (no seat)

Shower head and controls permitted on any wall if no seat provided



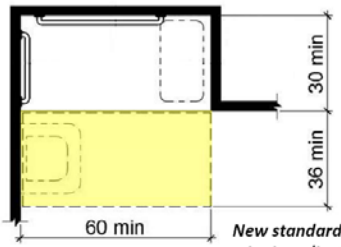
Roll-in Shower (no seat)

Shower head and control location



Roll-in Shower (with seat)

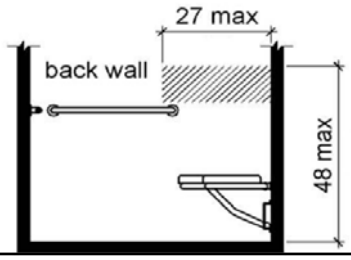
grab bar ends at seat, seat must be folding



New standards: CFS 30" min deep (instead of 36")

Roll-in Shower (with seat)

Shower head/controls required on back within reach from seat



Roll-in Shower (with seat)

Improper location makes controls and shower spray unit unusable from seat

Roll-in Showers

No curbs - smooth transition to shower floor

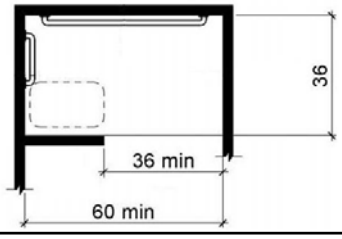
(*new standards:* ½" max. beveled curb allowed)

To control water:

- 2% max. slope allowed
- consider trench drain
- other solutions

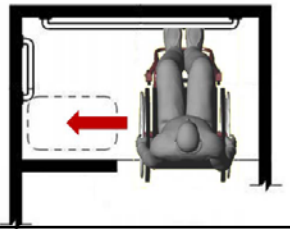
Alternate Roll-in/Transfer

36" depth = absolute dimension



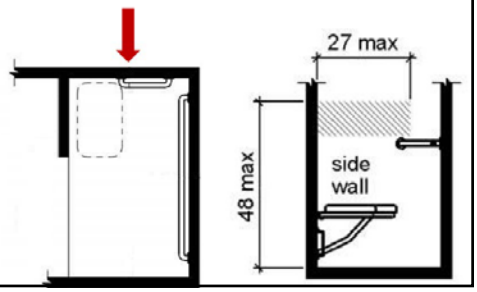
Alternate Roll-in/Transfer

36" depth allows alignment with seat for transfer



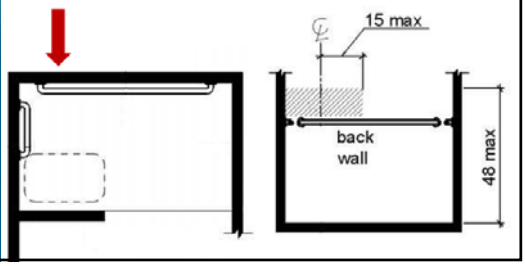
Alternate Roll-in/Transfer

Location of controls and shower head



Alternate Roll-in/Transfer

New standards: alternate location on back wall



Shower Spray Unit

Hand-held shower spray unit required for showers and tubs (exception for "unmonitored" facilities)

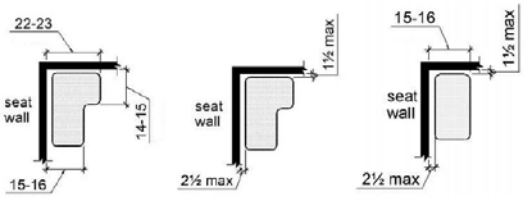
New standards:
- on/off control
- water temperature (120 degrees max.)

Seats

- dimensions
- location
- height (17" – 19")
- securement
- structural strength

Seats

New standards: specifications for L-shaped and rectangular seats



Showers

Common Error:

Grab bar on seat wall

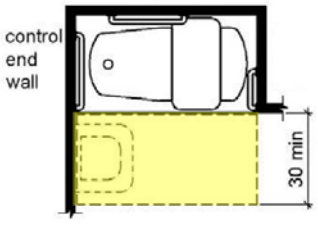
Showers

Common Error:

Lav obstructs transfer space at seat

Bath Tub (removable seat)

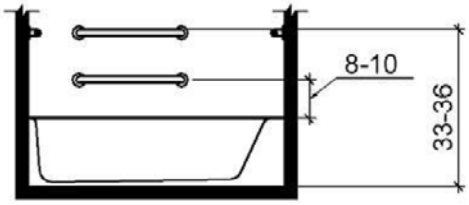
Clear floor space at tub with removable seat



Bath Tub (removable seat)

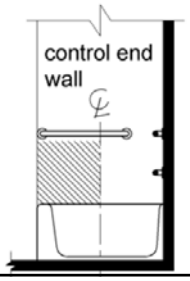
Bath Tub (removable seat)

Back wall grab bars



Bath Tub (removable seat)

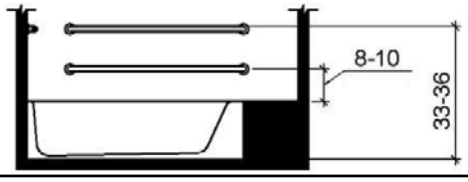
Controls operable from outside tub



Bath Tub (Permanent Seat)

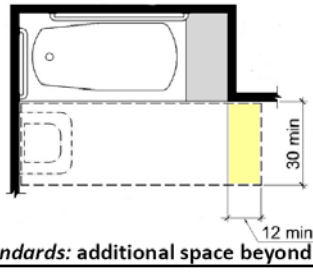
Bath Tub (Permanent Seat)

Back wall grab bars extend to edge of seat



Bath Tub (Permanent Seat)

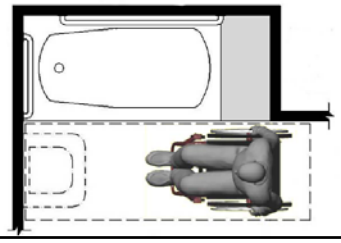
Clear floor space at tub with permanent seat



New standards: additional space beyond seat wall

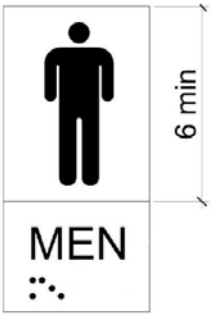
Bath Tub (Permanent Seat)

Space beyond seat wall allows alignment for transfer



Restroom Signs

- raised characters
- braille
- color contrast
- non-glare finish
- pictograms (if provided): 6" min. high field



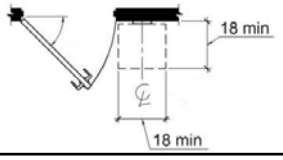
Restroom Signs

Location (tactile signs)

- latch side of doors, 60" high (to centerline)

New standards:

- more detail, 48" – 60" height, allowed on push side of doors (without hold-open devices)



Restroom Signs

Access Symbol – required only where not all toilet/ bathrooms are accessible

Directional signs required at inaccessible toilet/ bathrooms

Requirements: finish and contrast

Visual Alarms

Visual alarms, where required, must be located in toilet and bathing facilities and all other public and common use spaces

QUESTIONS?