

The ABC's of the New ADA and the FACBC - Advanced



**Presentation By
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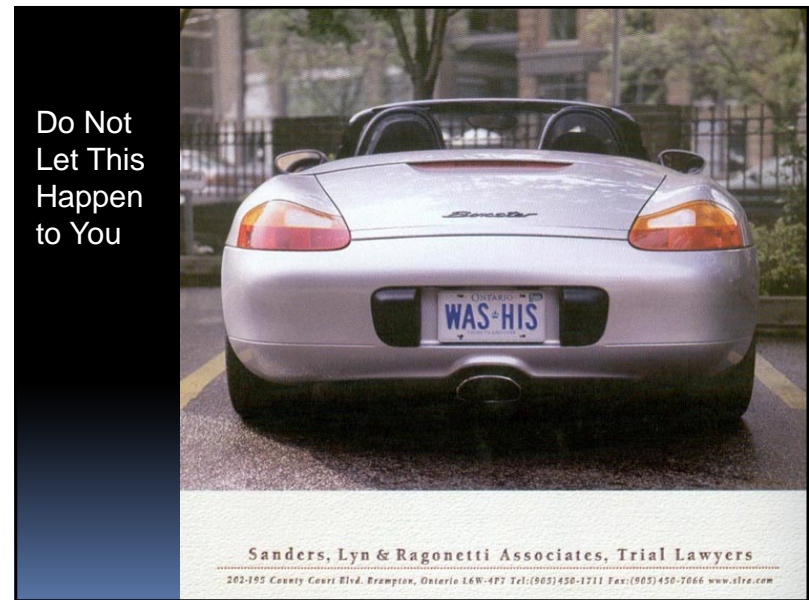
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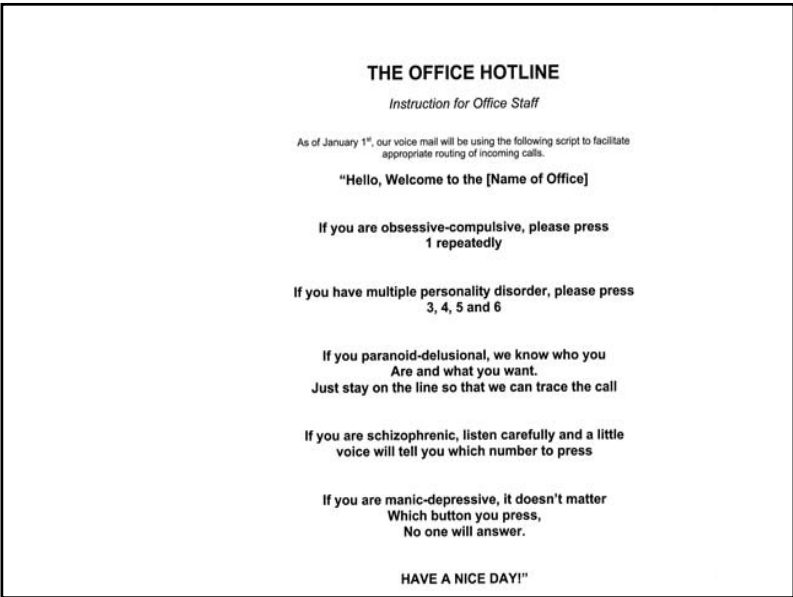
Learning Objectives

This session will address applying the updated 2010 ADA Standards and the revised Florida Accessibility Code for Building Construction to projects within the State of Florida



ADA is NOT just for Wheelchair Users





Accessibility Technical Assistance for the ADA and the FACBC

- **US Architectural & Transportation Barriers Compliance Board (ACCESS BOARD)**
 - Technical assistance re: the technical criteria of the ADAAG
 - Phone: 800-USA-ABLE
 - Phone 202-272-5434
 - Fax 202-272-5447
 - World Wide Web Home Page www.access-board.gov

Accessibility Compliance Requirements Update

- In February 2004, the Access Board updated their accessibility guidelines and they were posted on its website. **Publication was July 23, 2004.**
- DOT updated their accessibility standards and they became effective **November 29, 2006.**
- DOJ has updated their accessibility standards and they became the law on **March 15, 2012.**

Accessibility Technical Assistance for the
ADA, the FACBC and the Fair Housing Act

Internal Revenue Service

Provides information about tax code provisions including tax credits (section 44) and deductions (section 190) that can assist businesses in complying with the ADA

Tax code information 800-829-1040 (voice) or 800-829-4059 (tty)


World Wide Web Home Page www.irs.gov

Internal Revenue Service
DEPARTMENT OF THE TREASURY

IRS
1040EZ2DO - Tax Form
New Simplified Tax Form for 2012

1. How Much Money Did You Make? \$

2. Send it to Us.



IRS Tax Form 8826

Form 8826
Disabled Access Credit

Part I Current Year Credit

Part II Allowable Credit

Accessibility Technical Assistance for the
ADA and the FACBC

US Department of Justice

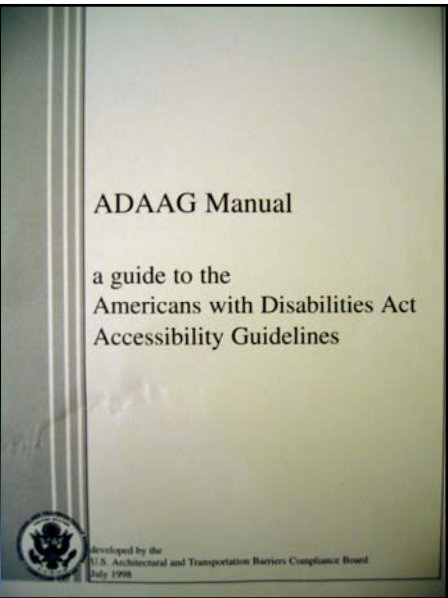
Technical assistance regarding applicability of the ADA Title III and interpretations of legal questions regarding enforcement 800-514-0301

World Wide Web Home Page www.ada.gov

1991 ADA Standards



Commentary Book on the 1991 ADA Requirements



A Few ADA Access Highlights

- ADA is **NOT** a “Building Code”, it is a Federal Civil Rights Law
- Access per Building Codes still applies
- ADA rarely applies to Housing (FHA/504)
- ADA Facility Compliance affects
 - New Construction
 - Alterations to Existing Facilities
 - Barrier Removal/Program Access in Existing Facilities

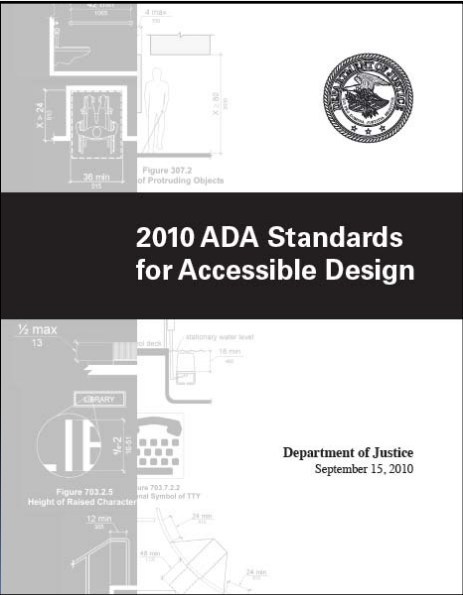
2010 ADA Requirements

- Adoption of the 2010 ADA Standards for Accessible Design. The Department has adopted revised ADA design standards that include the relevant chapters of the Access Board's 2004 ADA/ABA Accessibility Guidelines as modified by specific provisions of their rule. To minimize compliance burdens on entities subject to more than one legal standard, these design standards have been harmonized with the Federal standards implementing the Architectural Barriers Act and with the private sector model codes that are adopted by most States.

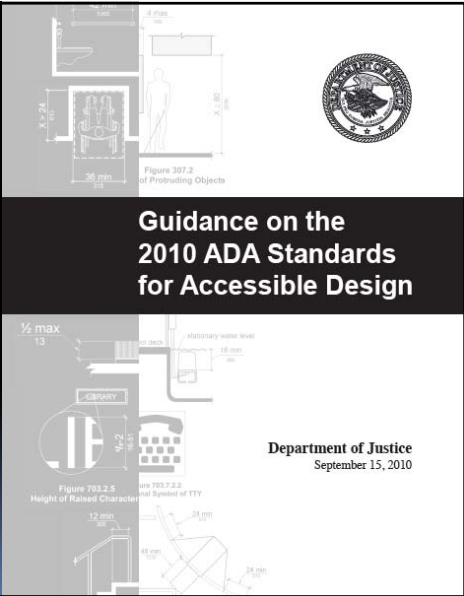
2010 ADA Requirements

- The publication date of the law was September 15, 2010. There for the important dates are **March 15, 2011 for the effective date** and **March 15, 2012 for the compliance date.**

New 2010 ADA Standards as Published by the Department of Justice



New 2010 ADA Standards as Published by the Department of Justice – A Guidance Book



2010 ADA Standards

- New Format consistent with ANSI A117.1
- Harmonized with ANSI and IBC Codes
- Much of the basic accessibility provisions of the 2010 Standards are exactly the same as the 1991 Standards, but there are many totally new scoping and technical provisions with which each architect and engineer must become familiar.

ADA Title II Facility Compliance

- Program Accessibility Modifications
 - 1991 Standards* or UFAS for construction begun between 7/26/92 – 9/15/10
 - 1991 Standards*, UFAS or 2010 Standards for construction begun between 9/15/10 – 3/15/12
 - 2010 Standards for construction begun after March 15, 2012.

*without elevator exceptions...

ADA Title II Facility Compliance

- Program Accessibility “Safe Harbor”
 - On or after March 15, 2012, unaltered elements in existing facilities which comply with 1991 Standards* or 1988 UFAS need not be modified to comply with the 2010 Standards.
 - **“Safe Harbor” Exception...**elements subject to “supplemental requirements” only found in the 2010 Standards are not eligible for the “safe harbor” protections.

*without elevator exceptions...

ADA Title III Facility Compliance

- Readily Achievable Barrier Removal
 - “A public accommodation shall remove architectural barriers in existing facilities, including communication barriers that are structural in nature, where such removal is readily achievable, i.e., easily accomplishable and able to be carried out without much difficulty or expense.”

28 CFR 36.304 ADA Title III Regulations

ADA Title III Facility Compliance

- Barrier Removal “Safe Harbor”
 - On or after March 15, 2012, elements in existing facilities which do not comply with the 1991 Standards must be modified, to the extent readily achievable, to comply with the alteration provisions of the 2010 Standards.
 - **“Safe Harbor” Exception...**elements subject to “supplemental requirements” only found in the 2010 Standards are not eligible for the “safe harbor” protections.

2010 ADA Requirements

- **Element by Element Safe Harbor.** The rule includes a general "safe harbor" under which elements in covered facilities that were built or altered in compliance with the 1991 Standards would not be required to be brought into compliance with the 2010 Standards until the elements were subject to a planned alteration. A similar safe harbor applies to elements associated with the "path of travel" to an altered area.

ADA “Supplemental Req’ts.”

- **“Safe Harbor” Exception...**elements subject to “supplemental requirements” are those only found in the 2010 Standards and are not eligible for the “safe harbor” protections.
- **Supplemental Requirements include...**
 - Dwelling Units
 - Rec. Boating
 - Fishing Piers
 - Mini-Golf
 - Saunas
 - Firing Range
 - Bowling Lanes
 - Amusement Rides
 - Exercise Eqpt.
 - Golf Facilities
 - Play Areas
 - Swimming Pools/Spas
 - Team/Player Seating
 - Court Sport Facilities

ADA Facility Compliance

- **“Safe Harbor” for Path of Travel...**
- If elements of a path of travel have been modified to comply with the 1991 Standards*, **no further retrofitting is required** to reflect the incremental changes in the 2010 Standards solely because of an alteration to a primary function area served by that path of travel.
- Barriers along the “path of travel” that do not comply with the 1991 Standards must be modified to comply with the 2010 Standards.
- No “Path of Travel” duty for Title II or Title III barrier

*or UFAS for Title II public entities

ADA Facility Compliance

- **New Construction** – Meet ADA Standards
- **Alterations** – Meet new construction standards to the maximum extent feasible.
 - **“Path of Travel”** Requirements can expand the planned scope of a building projects.
 - Normal Maintenance is not an alteration under ADA...e.g., reroofing, painting, wallpapering, asbestos removal, or mechanical or electrical system changes unless they affect usability.

ADA Facility Compliance

- “Path of Travel” Provisions apply to alterations to primary function areas.
- Requires removal of accessibility barriers along the route to the altered primary function area, the restroom(s), pay phones and drinking fountains that serve the altered area – unless these modifications are “disproportionate to the cost of the overall alteration.” DOJ says this means more than 20% of the cost of the overall alteration.

ADA Facility Compliance

- “Path of Travel” means “...a continuous, unobstructed way of pedestrian passage by means of which the altered area may be approached, entered, and exited, and which connects the altered area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility, and other parts of the facility.”
- Also includes: restrooms, pay phones and drinking fountains serving the altered area.

ADA Facility Compliance

- 20% is based on all alterations in last 3 yrs.
- Priorities for barrier removal in the case of “disproportionality”...
 - Accessible entrance
 - Accessible route to the altered area
 - At least one accessible restroom for each sex or a single “unisex” restroom
 - Accessible telephones
 - Accessible drinking fountains
 - Other elements...e.g., parking, storage or alarms.

ADA Facility Compliance

- Landlord/Tenant Issues – “Path of Travel”
- Generally, if tenants are altering their own lease space, there is no duty on the landlord to remove architectural barriers in the common-use spaces outside the tenant’s leased space under the “path of travel” provisions of ADA.
- Lease agreements may specify roles for each party in these matters that can affect duties.



2012 FACBC Requirements

- Exceptions to applicability of the federal standards.—Notwithstanding the adoption of the Americans with Disabilities Act Standards for Accessible Design pursuant to s. 553.503, all buildings, structures, and facilities in this state must meet the following additional requirements if such requirements provide increased accessibility:
- (1) All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation, and commercial facilities, as those terms are defined by the standards, subject to this part, must comply with this part.
- (2) All new single-family houses, duplexes, triplexes, condominiums, and townhouses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch clear opening. However, if only a toilet room is provided at grade level, such toilet room must have a clear opening of at least 29 inches.
- (3) Notwithstanding the requirements in s. 404.2.9 of the standards, exterior hinged doors must be designed so that such doors can be pushed or pulled open with a force not exceeding 8.5 foot pounds.

2012 FACBC Requirements

- (4) In motels and hotels a number of rooms equaling at least 5 percent of the guest rooms minus the number of accessible rooms required by the standards must provide the following special accessibility features:
- (a) Grab rails in bathrooms and toilet rooms that comply with s. 604.5 of the standards.
- (b) All beds in designed accessible guest rooms must be an open-frame type that allows the passage of lift devices.
- (c) Water closets that comply with section 604.4 of the standards.
- All buildings, structures, or facilities licensed as a hotel, motel, or condominium pursuant to chapter 509 are subject to this subsection. This subsection does not relieve the owner of the responsibility of providing accessible rooms in conformance with ss. 224 and 806 of the standards.

2012 FACBC Requirements

- (5) Notwithstanding ss. 213 and 604 of the standards, required bathing rooms and toilet rooms in new construction shall be designed and constructed in accordance with the following:
- (a) The wheelchair accessible toilet compartment must contain an accessible lavatory within it, which must be at least 19 inches wide by 17 inches deep, nominal size, and wall-mounted. The lavatory shall be mounted so as not to overlap the clear floor space areas required by s. 604 of the standards for the wheelchair accessible toilet compartment and comply with s. 606 of the standards. Such lavatories shall be counted as part of the required fixture count for the building.
- (b) The accessible water closet within the wheelchair accessible toilet compartment must be located in the corner, diagonal to the door.
- (6) Barriers at common or emergency entrances and exits of business establishments conducting business with the general public that are existing, under construction, or under contract for construction which would prevent a person from using such entrances or exits must be removed.

2012 FACBC Requirements

- The number of accessible parking spaces must comply with the parking requirements in s. 208 of the standards and the following:
- (a) There must be one accessible parking space in the immediate vicinity of a publicly owned or leased building that houses a governmental entity or a political subdivision, including, but not limited to, state office buildings and courthouses, if parking for the public is not provided on the premises of the building.
- (b) There must be one accessible parking space for each 150 metered on-street parking spaces provided by state agencies and political subdivisions.
- (c) The number of parking spaces for persons who have disabilities must be increased on the basis of demonstrated and documented need.

2012 FACBC Requirements

- Accessible perpendicular and diagonal accessible parking spaces and loading zones must be designed and located to conform to ss. 502 and 503 of the standards.
- (a) All spaces must be located on an accessible route that is at least 44 inches wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.
- (b) If there are multiple entrances or multiple retail stores, the parking spaces must be dispersed to provide parking at the nearest accessible entrance. If a theme park or an entertainment complex as defined in s. 509.013(9) provides parking in several lots or areas from which access to the theme park or entertainment complex is provided, a single lot or area may be designated for parking by persons who have disabilities, if the lot or area is located on the shortest accessible route to an accessible entrance to the theme park or entertainment complex or to transportation to such an accessible entrance.
- (c)1. Each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone.

2012 FACBC Requirements

- Each such parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities. The space must be posted with a permanent above-grade sign of a color and design approved by the Department of Transportation, which is placed on or at least 60 inches above the finished floor or ground surface measured to the bottom of the sign and which bears the international symbol of accessibility meeting the requirements of s. 703.7.2.1 of the standards and the caption "PARKING BY DISABLED PERMIT ONLY." Such a sign erected after October 1, 1996, must indicate the penalty for illegal use of the space. Notwithstanding any other provision of this section, in a theme park or an entertainment complex as defined in s. 509.013 in which accessible parking is located in designated lots or areas, the signage indicating the lot as reserved for accessible parking may be located at the entrances to the lot in lieu of a sign at each parking place. This subsection does not relieve the owner of the responsibility of complying with the signage requirements of s. 502.6 of the standards.

2012 FACBC Requirements

- The removal of architectural barriers from a parking facility in accordance with 28 C.F.R. s. 36.304 or with s. 553.508 must comply with this section unless compliance would cause the barrier removal not to be readily achievable. If compliance would cause the barrier removal not to be readily achievable, a facility may provide parking spaces at alternative locations for persons who have disabilities and provide appropriate signage directing such persons to the alternative parking if readily achievable. The facility may not reduce the required number or dimensions of those spaces or unreasonably increase the length of the accessible route from a parking space to the facility. The removal of an architectural barrier must not create a significant risk to the health or safety of a person who has a disability or to others.

2012 FACBC Requirements

- A facility that is making alterations under 1s. 553.507(2)(b) must comply with this section to the maximum extent feasible. If compliance with parking location requirements is not feasible, the facility may provide parking spaces at alternative locations for persons who have disabilities and provide appropriate signage directing such persons to alternative parking. The facility may not reduce the required number or dimensions of those spaces, or unnecessarily increase the length of the accessible route from a parking space to the facility. The alteration must not create a significant risk to the health or safety of a person who has a disability or to others.

2012 FACBC Requirements

- 553.513 Enforcement.—It shall be the responsibility of each local government and each code enforcement agency established pursuant to s. 553.80 to enforce the provisions of this part. This act expressly preempts the establishment of handicapped accessibility standards to the state and supersedes any county or municipal ordinance on the subject. However, nothing in this section shall prohibit municipalities and counties from enforcing the provisions of this act.

2012 FACBC Requirements

- 553.514 Americans with Disabilities Act Standards for Accessible Design.—Consistent with the federal implementation of the 2010 Americans with Disabilities Act Standards for Accessible Design, buildings and facilities in this state may be designed in conformity with the 2010 standards if the design also complies with Florida-specific requirements provided in this part until the Florida Accessibility Code for Building Construction is updated to implement the changes to this part as provided by this act.

Agenda

- Using the standards
- Application/ Scoping (Ch 1 & 2)
- Building Blocks (Ch 3)
- Accessible Routes (Ch 4)
- Site/ Bldg Elements (Ch 5)

ADA Standards (2010)

Become mandatory March 15



Use of earlier standards no longer allowed



1991 Standards UFAS (title II)

Effective Date

Applies to date:

- building permit/ permit extension application is certified as complete (or is submitted where completion not certified)
- OR
- start of physical construction or alteration (where no permit required and title II entities)

2010 ADA Standards



Same as the Board's ADA-ABA Guidelines (2004)
... plus requirements DOJ added

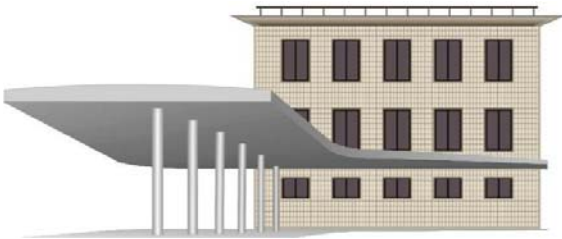
2010 ADA Standards



Additional DOJ requirements:

- Social Service Center Establishments
- Housing at Places of Education
- Assembly Areas
- Medical Care Facilities
- Residential Dwelling Units
- Detention and Correctional Facilities
- Places of Lodging

ADA Standards
Transit Facilities
(e.g., bus stops/stations, rail stations):
DOT's ADA standards (2006)



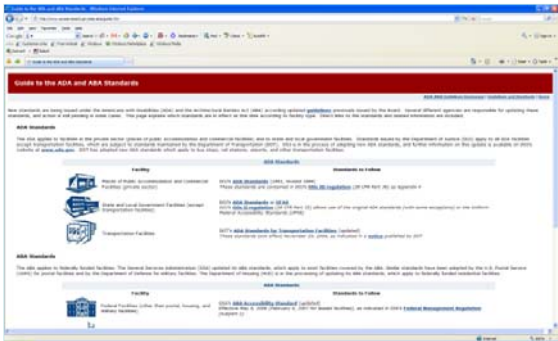
Additional DOT Requirements

Revisions in DOT's standards:



- Location of accessible routes (206.3)
- Detectable warnings on curb ramps (406.8)
- Bus boarding and alighting areas (810.2.2)
- Rail station platforms (810.5.3)

Online Guidance
www.access-board.gov/ada/



Harmonization



ICC/ANSI A117.1-2003

IBC 2003

Side-by-side Comparisons

| New ADAAG ¹ | DOJ Standards for Accessible Design ² | 2006 International Building Code ³ |
|---|--|--|
| | 2. GENERAL | |
| 102 Dimensions for Adults and Children The technical requirements are based on adult dimensions and anthropometrics. In addition, this document includes technical requirements based on children's dimensions and anthropometrics for drinking fountains, water closets, toilet compartments, lavatories and sinks, dining surfaces, and work surfaces. | 2.1 Provisions for Adults. The specifications in these guidelines are based upon adult dimensions and anthropometrics. See also Appendix 2.1 | ANSI 102 Anthropometric Provisions The technical criteria in this standard are based on adult dimensions and anthropometrics. This standard also contains technical criteria based on children's dimensions and anthropometrics for drinking fountains, water closets, toilet compartments, lavatories and sinks, dining surfaces and work surfaces. |
| 103 Equivalent Facilitation Nothing in these requirements prevents the use of design, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility and usability. | 2.2 Equivalent Facilitation. Departures from particular technical and scope requirements of this guideline by the use of other designs and technologies are permitted where the alternative designs and technologies will provide substantially equivalent or greater access to and usability of the facility. | ANSI 103 Compliance Alternatives Nothing in this standard is intended to prevent the use of design, products, or technologies as alternatives to those prescribed by this document, provided they result in equivalent or greater accessibility and such equivalency is approved by the administrative authority adopting this standard. IBC 104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved when the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the code in quality, strength, effectiveness, fire resistance, durability and safety. |
| 104 Conventions | 3. MISCELLANEOUS INSTRUCTIONS AND DEFINITIONS | ANSI 104 Conventions |
| <small>The 2006 IBC/ADAAG Comparison</small> | <small>Page 1 of 101</small> | |

New ADAAG, original ADA standards, and IBC/ ANSI

CHAPTER 1

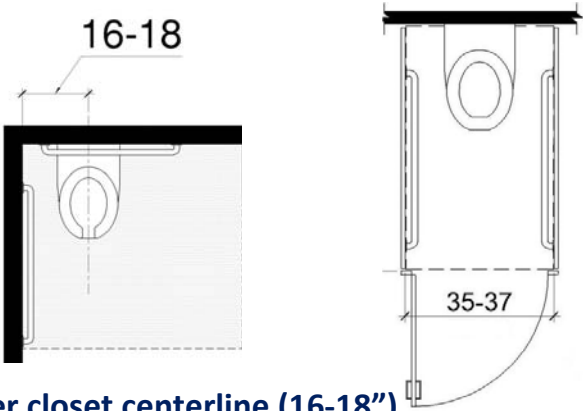
Application and Administration

- 101 Purpose
- 102 Dimensions for Adults and Children
- 103 Equivalent Facilitation
- 104 Conventions
- 105 Referenced Standards
- 106 Definitions

Conventions

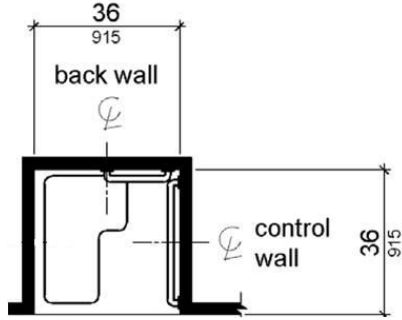
- Dimensions – range instead of absolute dimension where possible
- Construction *and* manufacturing tolerances
- Scoping percentages/ratios (round up)
- Figures – informational; text governs

Ranges instead of absolute dimensions



Water closet centerline (16-18")
Width of ambulatory accessible stall (35" - 37")

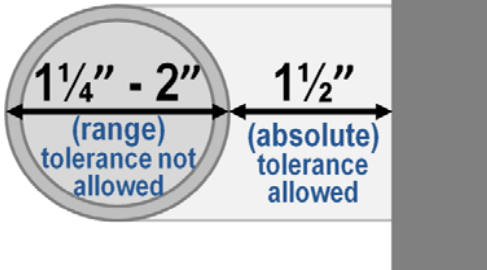
Some absolute dimensions remain
e.g. transfer shower stall (36" x 36")



(measured to center points; manufacturing tolerances recognized)

Tolerances do not apply to ranges

Grab Bar Diameter and Clearance



CHAPTER 2

Scoping Requirements:

- 201 New Construction
- 203 General Exceptions
- 202 Additions and Alterations
- 206 Primary Function Areas – Path of Travel
- 202.5 Qualified Historic Facilities

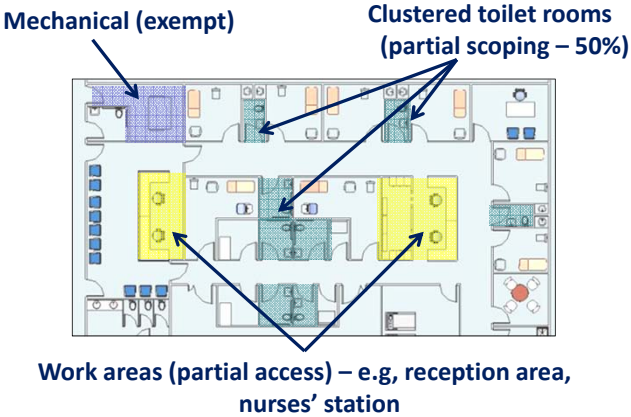
New Construction

All areas must comply except:

- Exempted structures/ spaces
- Work areas (ADA facilities)
- Partially scoped spaces

New Construction

Example: Medical Care Suite



General Exceptions

- construction sites
- raised areas (security, life/fire safety)
- spaces accessed by ladders, catwalks, crawl spaces, narrow passageways
- machinery spaces



General Exceptions

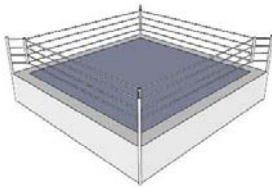
single occupant structures (e.g., toll booths)
accessed only by below-grade passageways
or elevated above standard curb height



General Exceptions

Recreation Facilities

- raised structures used solely for refereeing, judging, or scoring a sport
- raised boxing/ wrestling rings
- water slides and raised diving boards/ platforms
- animal containment areas not open to the public



Work Areas

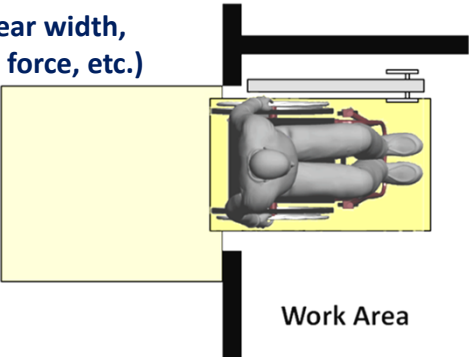
Minimum requirements:

- “approach, entry, & exit”
- circulation paths (in areas ≥ 1000 sq ft)
- means of egress
- visual alarm connection

Work Areas

Access for “approach, entry, & exit”

- Door man. clearance
- Compliant door (clear width, hardware, opening force, etc.)
- Clear floor space



Work Areas

Accessible circulation paths



Exceptions:

- areas < 1000 sq. ft.
- paths = integral part of equipment
- exterior areas fully exposed to weather

Work Areas

Exempt:

Areas under 300 s.f. that are elevated at least 7” as an essential functional condition of the space (excluding raised courtroom stations)



Alterations

2012 FACBC Requirements

- 553.508 Architectural barrier removal.— Removal of architectural barriers, pursuant to 28 C.F.R. s. [36.304](#), from buildings, structures, or facilities to which this act applies shall comply with ss. [553.501-553.513](#) unless compliance would render the removal not readily achievable. In no instance shall the removal of an architectural barrier create a significant risk to the health or safety of an individual with a disability or others.

Alterations

Standards apply based on:

- planned scope of work
- technical feasibility
- primary function areas/ path of travel

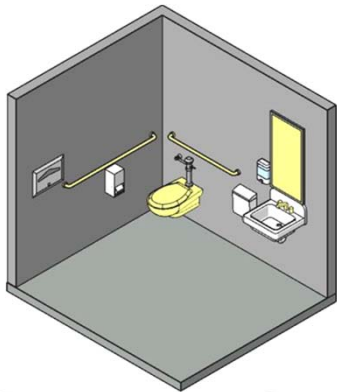
Alterations

Limited alterations: standards apply element-by-element

Alteration of room/space: standards apply fully to the space

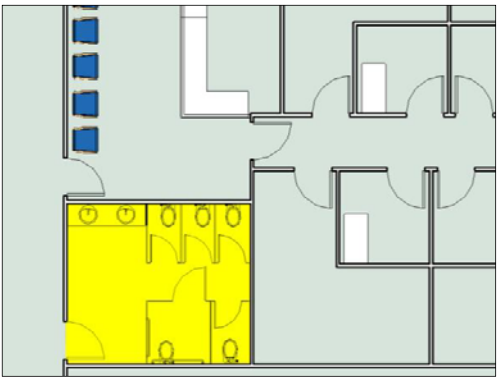
Minimum number: scoping is based on the total number altered

Alterations



standards apply to those elements altered

Alterations



Greater application to new/ fully altered space

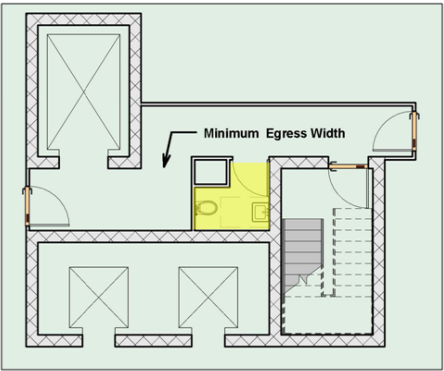
Alterations

“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

Additional requirements for alterations to areas containing a “primary function” (major activity intended for facility)

Example: classrooms at a school

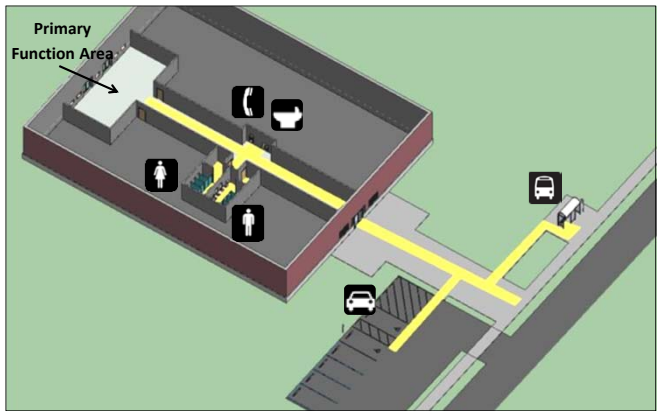
Alterations

Alterations to primary function areas require accessible “path of travel”:

- accessible route (from site arrival points, parking, building entrances)
- restrooms
- phones
- drinking fountains

Alterations

Example of “path of travel”



Alterations

Path of travel:

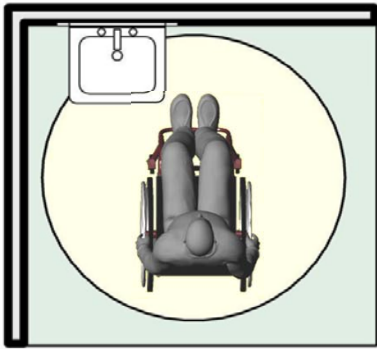
Compliance required except where
“disproportionate” to the project cost
(more than 20%)

CHAPTER 3

Building Blocks:

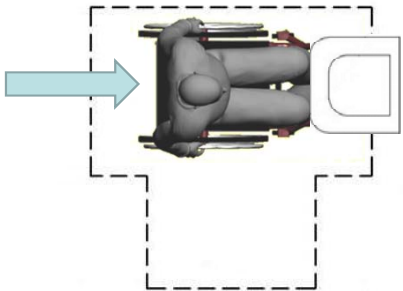
- 302 Floor/ Ground Surfaces
- 303 Changes in Level
- 304 Turning Space
- 305 Clear Floor Space
- 306 Knee & Toe Clearance
- 307 Protruding Objects
- 308 Reach Ranges and Operable Parts

Turning Space



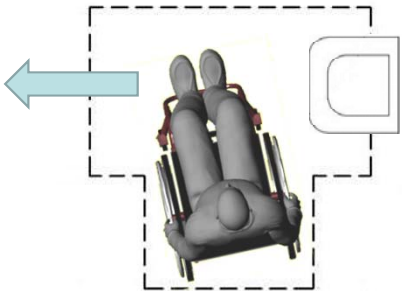
Permitted overlap clarified
(objects with required knee/ toe clearance)

Turning Space



Permitted overlap limited to 1 arm of T-shaped space

Turning Space



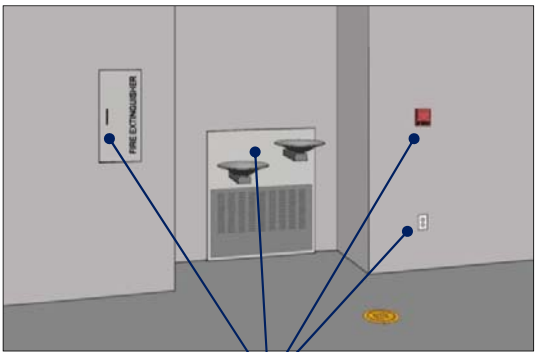
Two arms unobstructed (for approach, backing up)

Reach Ranges

Side reach range reduced:
48" – 15"
(same as forward reach)



Operable Parts



Examples of operable Parts

Operable Parts

- Operability
- Reach range
- Clear floor space
- AR connection



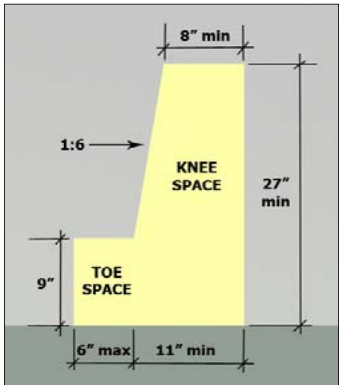
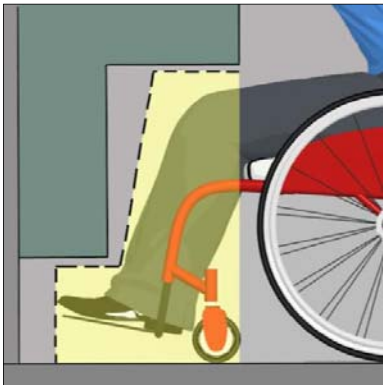
Clear Floor Space

Knee and Toe Clearances

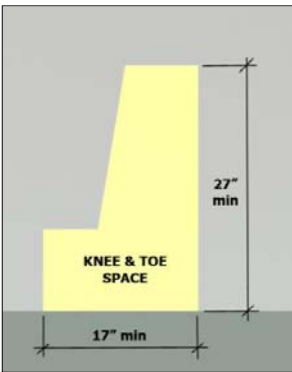


Clear Floor Space

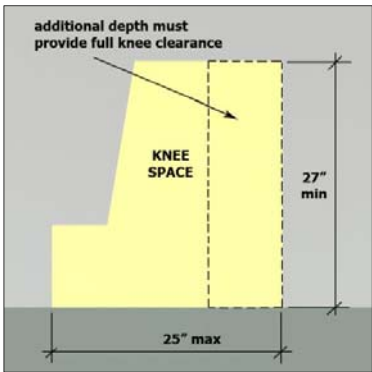
Knee and Toe Clearances



Operable Parts

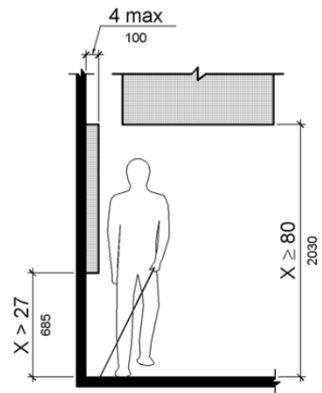


17" min. depth at DFs, lavs, sinks, dining/work surfaces



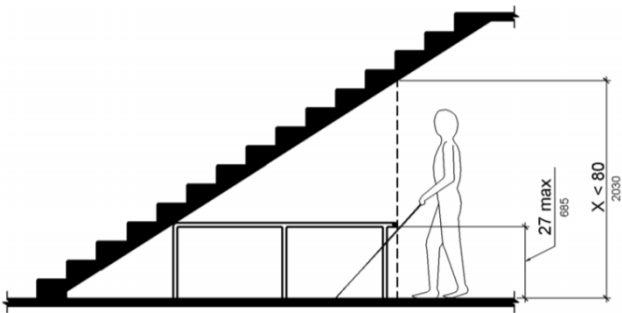
25" max. depth (all elements)

Protruding Objects & Headroom



UNITED STATES ACCESS BOARD

Headroom Clearance



CHAPTER 4

Accessible Routes:

- 403 walking surfaces
- 404 doors and gates
- 405 - 406 ramps and curb ramps
- 407 elevators (standard, LULA, residential)
- 410 platform lifts



Accessible Routes

At least one accessible route to building entrances from:

- Streets and sidewalks
- Transportation stops
- Parking
- Passenger loading zones
(where provided)

Site entry points and transit stops



Connecting Accessible Routes



Parking



Accessible Routes

Clarifications:

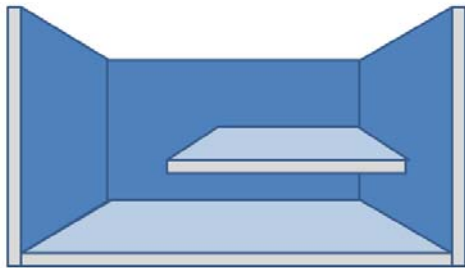
- AR not req'd if no pedestrian route provided
- if circulation path interior, AR must be interior



Accessible Routes

Clarification:

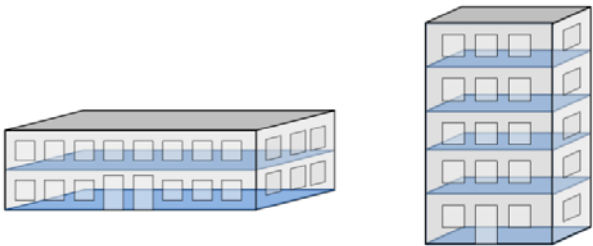
AR not required to mezzanines in buildings not required to have an elevator



Exceptions (206.2.3)

AR between floors (“elevator exception”)

Private sector facilities only:



less than 3 stories OR less than 3,000 sf/ flr)

Exceptions

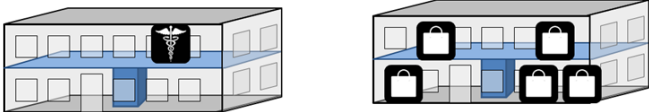
Exception not allowed for:

- Shopping centers/ malls with 5 or more sales or retail establishments)
- Professional offices of health care providers
- Terminal, depots, or stations used for public transportation
- Government Facilities



Exceptions

Accessible route required to upper story:

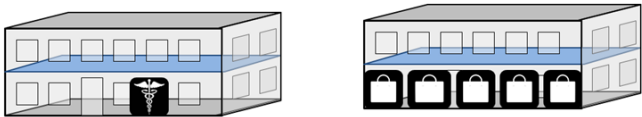


containing a health care facility

containing a sales/retail establishment (if facility contains at least 5 total)

Exceptions

Accessible route not required to upper story without a health care facility or a sales/retail establishment

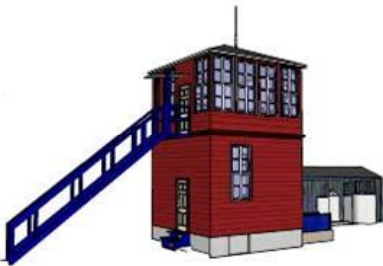


Exceptions (206.2.3)

New exception for public (gov't) buildings:

- 2 story only AND
- 1 floor has: no public space AND max. occupancy of 5

e.g. train dispatch
or boat traffic towers



Exceptions (206.2.3)

Additional exceptions:

- detention and correctional facilities
- residential facilities
- transient lodging (certain (multi-story units)
- air traffic control tower cab
- qualified historic facilities



Press Boxes

New exception:

- 500 sq ft or less (aggregate) and
- on bleachers entered on 1 level or
- or elevated 12' or more (free standing)



2012 FACBC Requirements

- **Now Florida's Requirement for Vertical Accessibility Which Overrides the Federal Requirements as it Relates to Press Boxes**

2012 FACBC Requirements

- **206.2.7 Press Boxes.** Press boxes in *assembly areas* shall be on an *accessible* route.
- Notwithstanding the requirements and exceptions of this section, section 201.1.1 shall apply.
- **EXCEPTIONS:** 1. Reserved.
- 2. Reserved.
- **Advisory 206.2.7 Press Boxes.** Exceptions 1 – 3 are preempted by Florida vertical accessibility requirements of s.553.509, F.S., as incorporated in section 201.1.1. Florida requirements may be waived down to the ADA Standards requirements.

2012 FACBC Requirements

- **Note:** *The following advisory on Exception 2 to 206.2.5 is maintained for consideration when waiving Florida Vertical Accessibility requirements down to ADA Standards for Accessible Design.*
- **Advisory 206.2.7 Press Boxes Exception 2.** Where a facility contains multiple assembly areas, the aggregate area of the press boxes in each assembly area is to be calculated separately. For example, if a university has a soccer stadium with three press boxes elevated 12 feet (3660 mm) or more above grade and each press box is 150 square feet (14 m²), then the aggregate area of the soccer stadium press boxes is less than 500 square feet (46 m²) and Exception 2 applies to the soccer stadium. If that same university also has a football stadium with two press boxes elevated 12 feet (3660 mm) or more above grade and one press box is 250 square feet (23 m²), and the second is 275 square feet (26 m²), then the aggregate area of the football stadium press boxes is more than 500 square feet (46 m²) and Exception 2 does not apply to the football stadium.

2012 FACBC Requirements

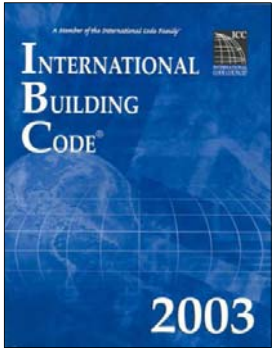
- 553.509 Vertical accessibility. (1) This part and the Americans with Disabilities Act Standards for Accessible Design do not relieve the owner of any building, structure, or facility governed by this part from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the standards require an elevator to be installed in such building, structure, or facility, except for: (a) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks, and automobile lubrication and maintenance pits and platforms.
- (b) Unoccupiable spaces, such as rooms, enclosed spaces, and storage spaces that are not designed for human occupancy, for public accommodations, or for work areas.
- (c) **Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to, equipment control rooms and projection booths.**

2012 FACBC Requirements

- (d) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if ss. 221 and 802 of the standards are met.
- (e) All play and recreation areas if the requirements of chapter 10 of the standards are met.
- (f) All employee areas as exempted in s. 203.9 of the standards.
- (g) Facilities, sites, and spaces exempted by s. 203 of the standards.
- (2) However, buildings, structures, and facilities must, as a minimum, comply with the Americans with Disabilities Act Standards for Accessible Design.

Accessible Means of Egress

- Reference to the International Building Code (IBC) – Section 207
- Standby power for platform lifts on egress routes



Entrances

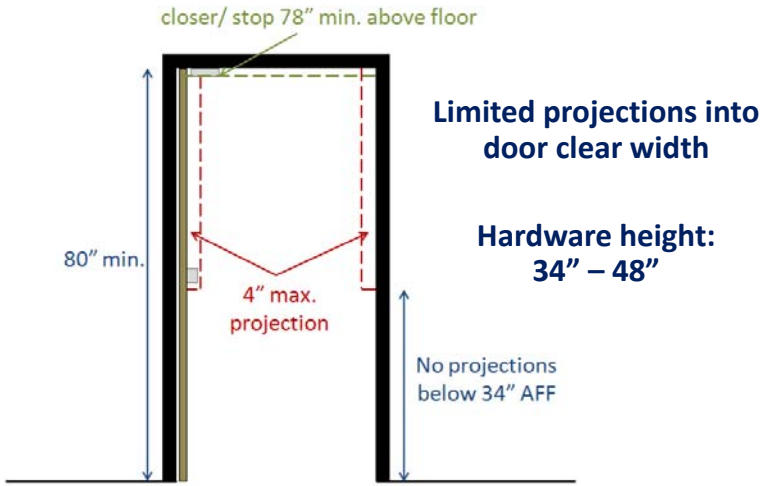
Scoping:

At least 60% of public entrances to comply

Also:

- direct access from parking structures (all)
- direct access from tunnels or elevated walkways
- different fixed routes in transit facilities
- entrances to different tenant spaces
- restricted or secured entrances (at least 1)

Clear Width (32" min.)



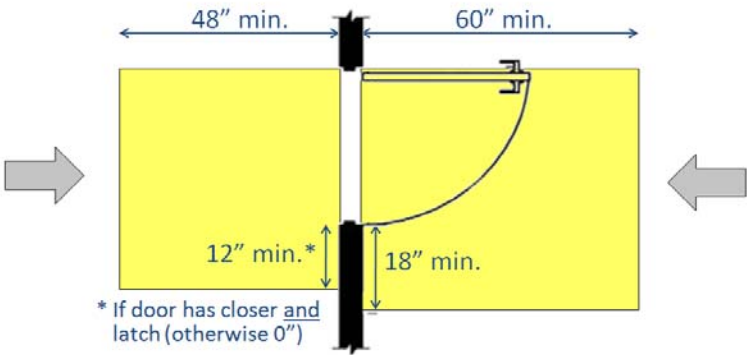
Maneuvering Clearances

Minimum space for positioning/
maneuvering at doors

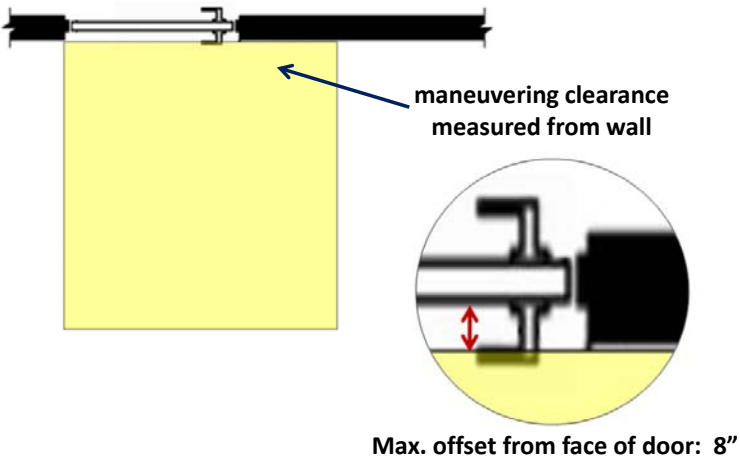


Maneuvering Clearances

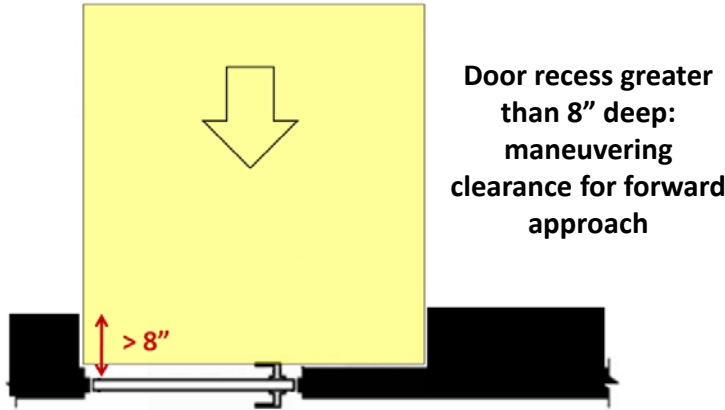
Forward Approach



Maneuvering Clearances



Maneuvering Clearances



Maneuvering Clearances



Recess: 8" max.



Recess: greater than 8"

Doors in Series (404.2.6)

48" min. separation between swing of doors



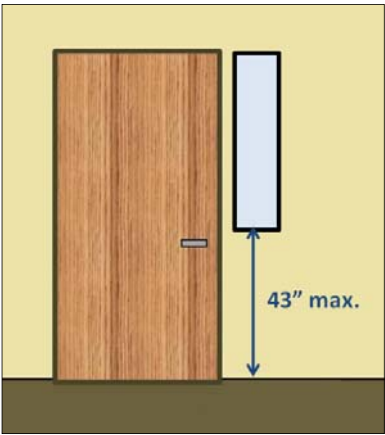
Door Surface

Bottom 10" must be smooth (full width of door)



Kick plates can be used to protect door

Vision Lights



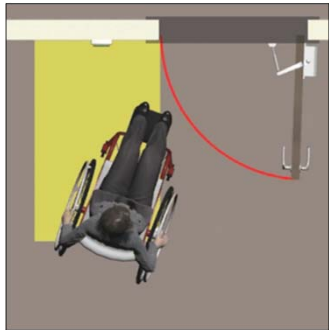
If provided, vision lights: 43" max. AFF (not required if bottom edge is above 66")

Exterior Doors

Automation recommended (not required)



Controls



Wheelchair space at controls must be outside the door swing

Controls



Control on adjacent wall/post can provide easier access

Entrances



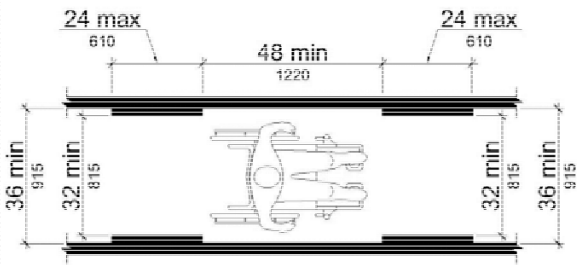
Communication devices must have both visual and audible signals

Security Barriers

Alternative route permitted at security screen devices



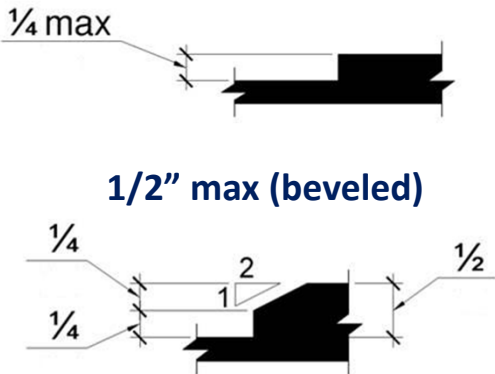
Walking Surfaces



New: minimum separation (48") between reduced clear widths

Surfaces

changes in level: 1/4" max (vertical)



Surfaces

must be: firm, stable, "slip-resistant"



Loose materials generally not compliant (unless properly treated)

Surfaces

Slip-resistance generally required



Specific value (coefficient of friction) not specified

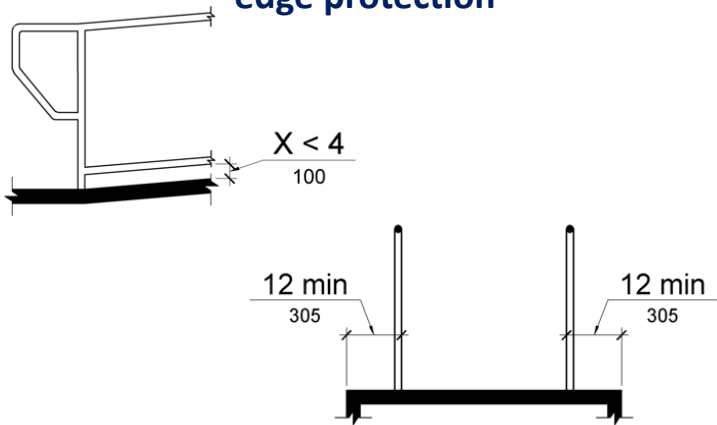
Ramps

- slope: 1:12 max.
- cross slope: 1:48 max.
- clear width: 36" min.
- rise: 30" max.
- level landings
- handrails (both sides)
- edge protection



Ramps

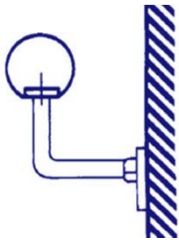
edge protection



Handrails

Ramps, stairs, and walkways

- knuckle clearance: 1 ½" min. (not absolute)
- diameter: 1 ¼" – 2" (not 1 ½" max.)
- applies to outer diameter (clarification)



Handrails

gripping surface – more detail, more options

4-6 1/4 perimeter
100-160

2 1/4 max
57

2 1/4 max
57

criteria for circular & non-circular cross sections

Handrails

**Obstructions limited along bottom of rail;
prohibited on top and sides**

Handrails

**Handrails must comply where provided
along walkways**

Curb Ramps

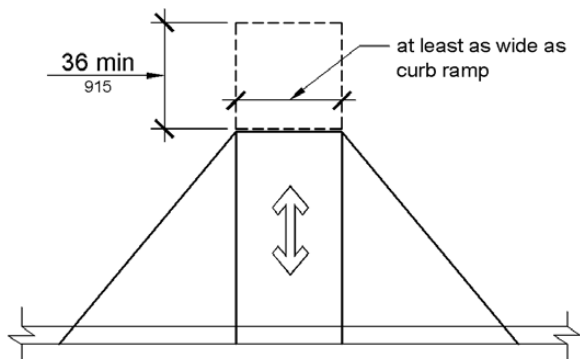
1:12 MAX

1:12 MAX

side flares

returned sides

Curb Ramps



Landing 36" min. required at the top

Curb Ramps

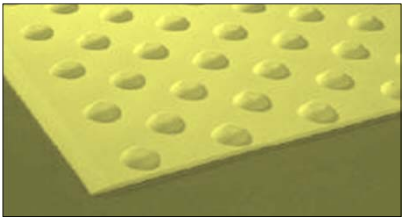


Lack of space at top makes curb ramps difficult to use

Curb Ramps

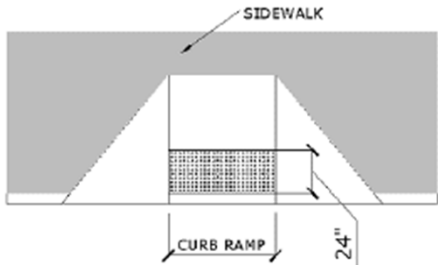
Detectable Warnings – not required on curb ramps (except at transit facilities and FHwy projects) or hazardous vehicular areas

Board to address in rulemaking on public rights-of-way



Curb Ramps

DWs – revised specifications available where provided (proposed ROW guidelines)



Detectable Warnings

www.access-board.gov/adaag/dws/update.htm

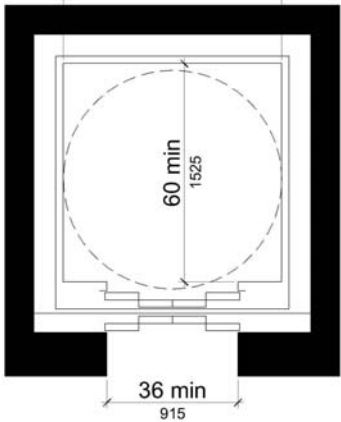


Elevators

- Standard Elevators
- Destination-Oriented Elevators
- Existing Elevators (alterations)
- Limited Use/ Limited Application Elevators (LULAs)
- Private Residence Elevators

UNITED STATES ACCESS BOARD

Standard Elevators



Car sizes – more alternatives

designs providing turning space within car recognized

Standard Elevators

Alterations:

where one car is altered, all cars programmed to respond to the same hall call must be altered



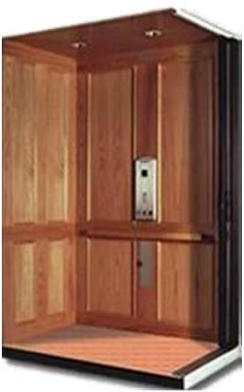
LULA Elevators

Allowed only:

- where standard elevator not required
- as alternative to platform lifts
- in residential dwelling units (private residence elevator also permitted)

Private Residence Elevators

- allowed only in residential dwelling units
- required compliance with ASME A17.1



Platform Lifts

Allowed only at:

- performance areas/ speakers’ platforms
- wheelchair spaces in assembly areas
- incidental spaces
- judicial spaces (e.g., witness stands, judges’ benches)
- existing site constraints

CHAPTER 5

General Site & Building Elements :

- 502 Parking
- 503 Passenger Loading Zones
- 504 Stairways
- 505 Handrails

Parking

Clarifications/ revisions:

- **Exempt:** parking for buses, trucks, delivery and law enforcement vehicles, impound
- **Marking of access aisles**
- **Sign height (60" min.)**
- **Van spaces:** increased scoping (1:6 instead of 1:8)
- **Angled vans spaces (aisle on passenger side)**



Parking

Scoping applies to each parking facility

| Total Number of Parking Spaces | Min. Number of Accessible Spaces |
|--------------------------------|---|
| 1 to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 300 | 7 |
| 301 to 400 | 8 |
| 401 to 500 | 9 |
| 501 to 1000 | 2 percent of total |
| 1001 and over | 20, plus 1 for each 100, or fraction thereof, over 1000 |

2010 ADA Parking

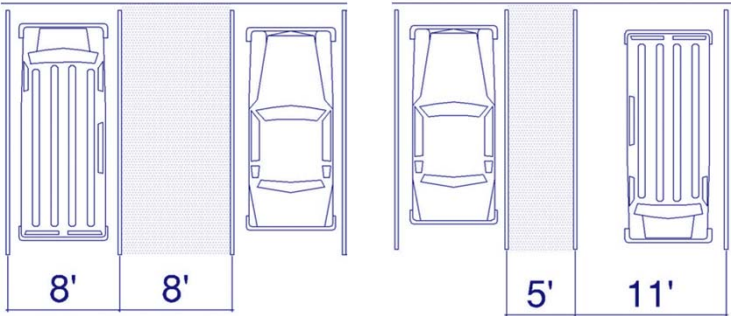
Van Spaces: 1 of 6 accessible spaces



2010 ADA Parking

Van Spaces

Additional 3' width can be added to aisle or space



The Florida Accessible Parking Space is 12 Feet Wide With a 5 Foot Access Aisle

* NOTE: THIS CURB RAMP AND SIDEWALK CONFIGURATION AVOIDS USING A BUILT-UP CURB RAMP EXTENDING INTO ACCESS AISLE. THIS LAYOUT IS PARTICULARLY USEFUL WHEN THE SPACE BETWEEN THE CURB AND AN OBSTRUCTION DOES NOT ALLOW FOR A CURB RAMP WITH FLARED SIDES WITH 48" CLEAR AT HEAD OF RAMP (APPROX. 10' x IS NEEDED).

INSET CURB RAMP

Passenger Loading Zones

At least 1 for every 100 linear ft. of loading zone space provided

Passenger Loading Zones

full length of vehicle pull-up space

60 min 1525

area to be marked

- Aisles - same level as pull-up space
- Aisles to be marked
- No level changes in space or aisle

Stairways

Covered: all stairs that are part of means of egress (exceptions for altered and assembly stairs)

- Removed: level 12" h-rail extension at bottom
- Riser height (4"-7")

CHAPTER 6

Plumbing Elements & Facilities:

- 606 Drinking Fountains
- 603 Toilet & Bathing Rooms
- 604 – 605 Water Closets, Toilet Compartments, Urinals
- 606 Lavatories & Sinks
- 607 – 608 Bathtubs & Shower Compartments
- 611 Washing Machines & Clothes Dryers
- 612 Saunas & Steam Rooms

Drinking Fountains

Where provided at exterior site or floor, 2 units required (wheelchair & standing access)

- alternative: single “hi-lo” unit
- multiple installations: 50% of each type (can round up or down)



Drinking Fountains

- forward approach - all wheelchair units
- revised specs for spout location & water flow
- clear floor space to be “centered”
- height for standard units: 38” - 43”

Toilet Rooms and Bathing Facilities

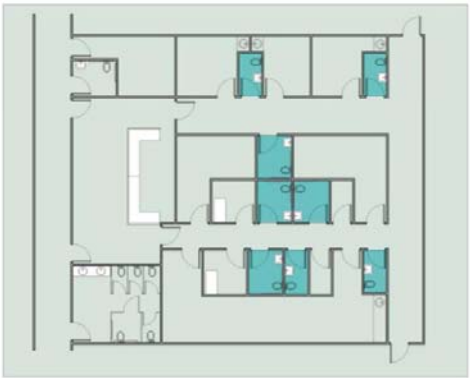
Clustered Toilet Rooms

New exception:

Access to at least 50% of single user toilet rooms clustered at one location that serve same users (instead of 100%)

Clustered Toilet Rooms

Example: medical office suite



Private Toilet Rooms

“Adaptability” permitted:

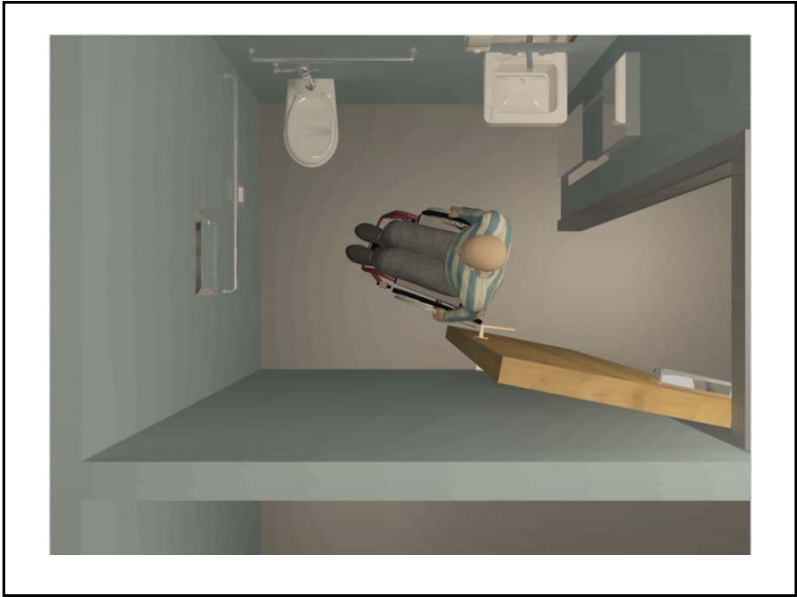
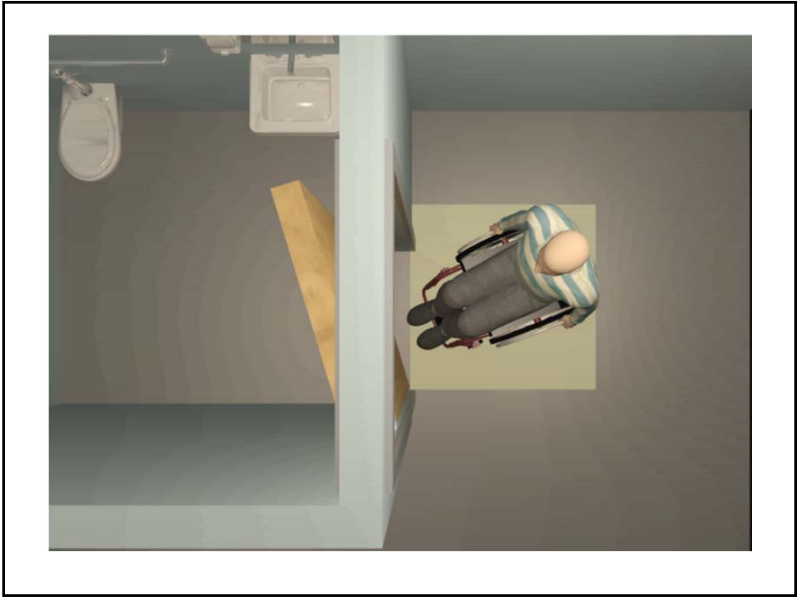
- private (not common) use
- single occupant
- accessed only through private office

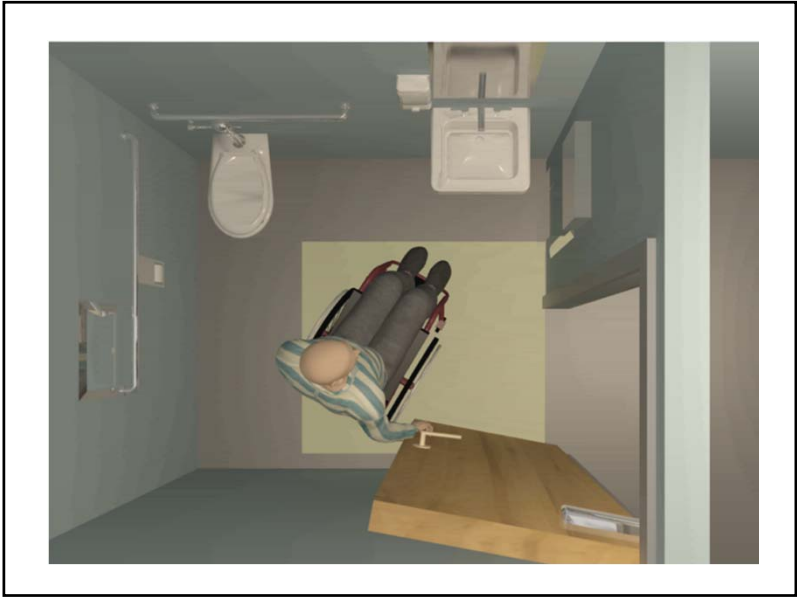


Private Toilet Rooms

Clarified that adaptability allows:

- later provision of grab bars (reinforcement/ blocking)
- alternative toilet seat & lavatory heights
- removable base cabinetry at lavs
- door swing into fixture clearances (where swing can be reversed)





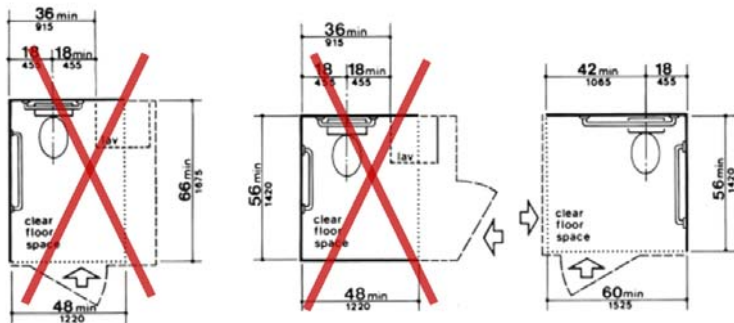
Water Closet Clearance

Lavatory overlap no longer permitted

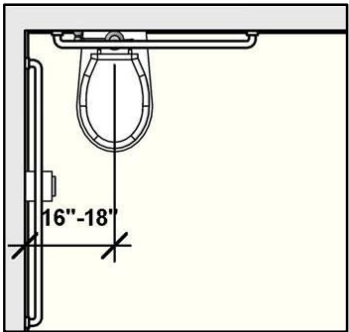


Water Closets

Original ADAAG (fig. 28) permitted overlap



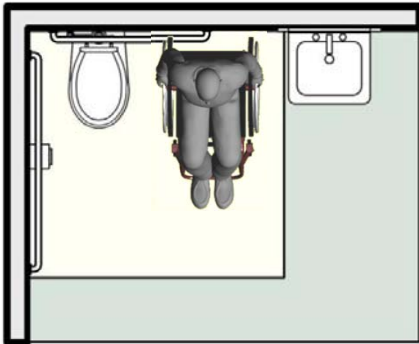
Toilet Rooms



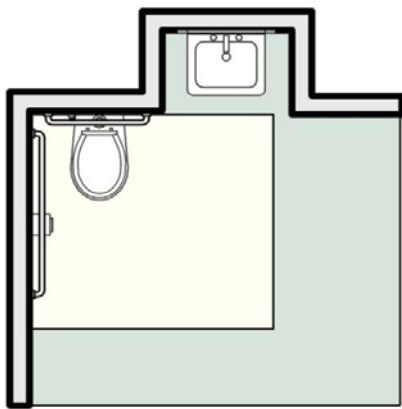
- Range for toilet centerline
- lavatory cannot overlap toilet clearance (except in dwelling units)

Toilet Rooms

Allows space for side transfers

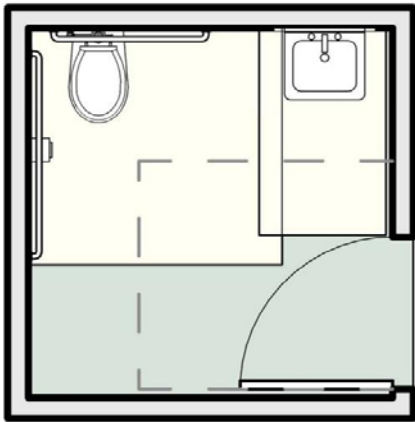


Toilet Rooms



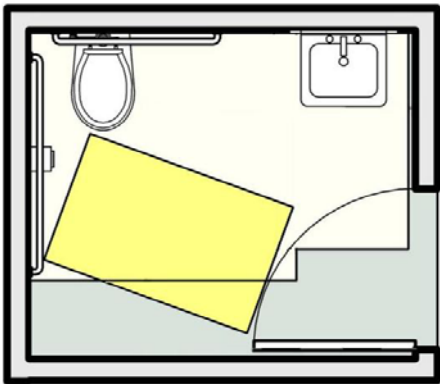
- fixtures can be recessed
- shorter (24" min.) rear grab bar allowed in this case

Toilet Rooms



Door man. clearance; swing outside fixture clearances

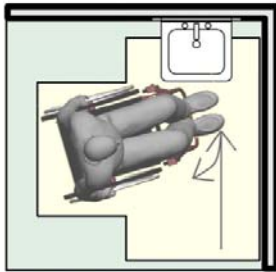
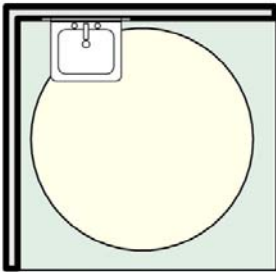
Toilet Rooms



Doors can swing into fixture clearances if clear floor space (30" x 48" min.) provided outside swing

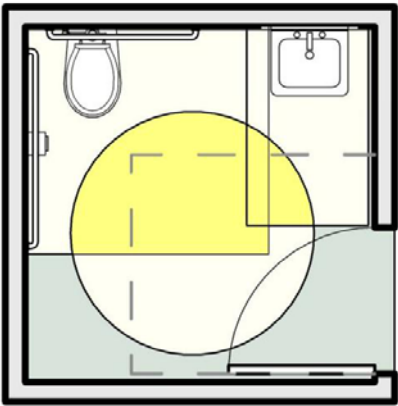
Turning Space

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



T-Turn: overlap limited to one segment

Toilet Rooms

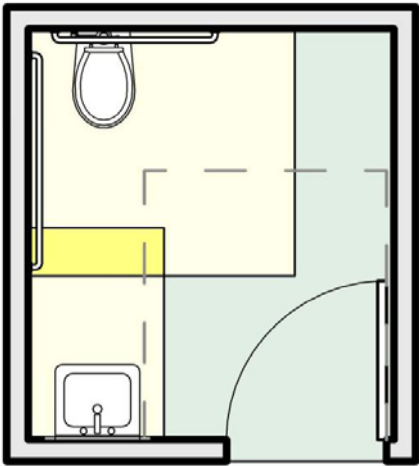


Turning space can overlap fixture & door clearances;
door can swing into turning space

Toilet Rooms

Same requirements
apply for any design/
configuration

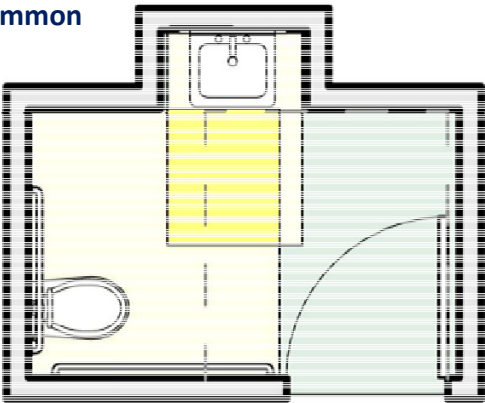
(turning space not
shown)



Toilet Rooms

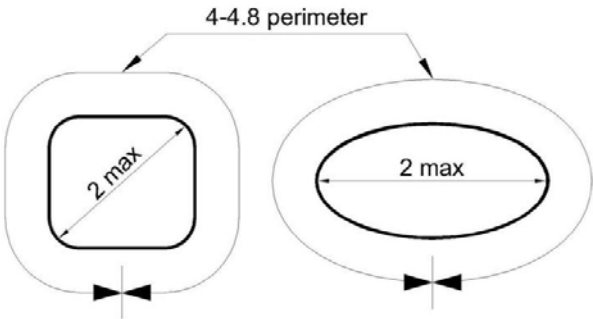
... including less common
designs

(turning space not
shown)



Grab Bars

- wider diameter – 2" max. (instead of 1 ½")
- circular and non-circular cross sections



Grab Bars

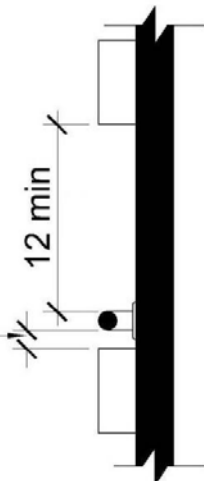


Clearances at grab bars help ensure usability

Grab Bars

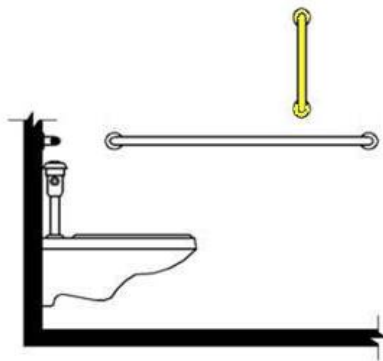
Clearances:
1 ½" behind (absolute)
1 ½" min. below

New:
12" min. above 1 ½ min



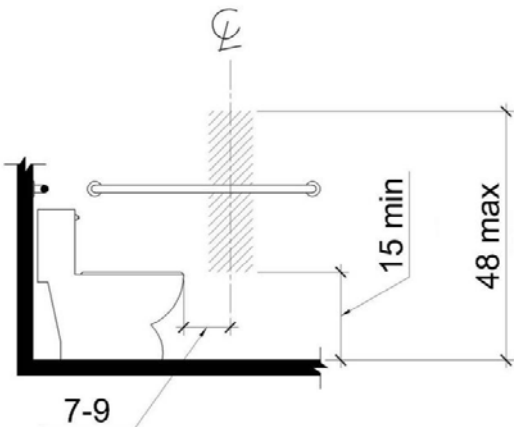
Grab Bars

ANSI A117.1 requires 18" min. vertical grab bar
(ADA and ABA guidelines do not)



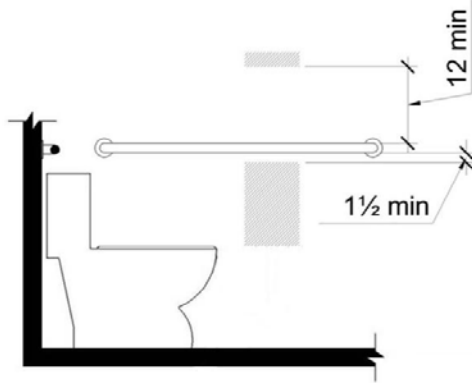
TP Dispenser

Dispenser location



TP Dispenser

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



Children's Toilets

Alternate specifications permitted for toilets designed for children 12 & younger



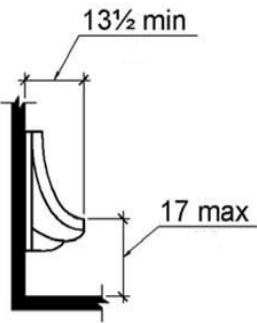
Children’s Toilets

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 |

Urinals

- 17” max. rimm height
- elongated rim - 13 ½” deep min.



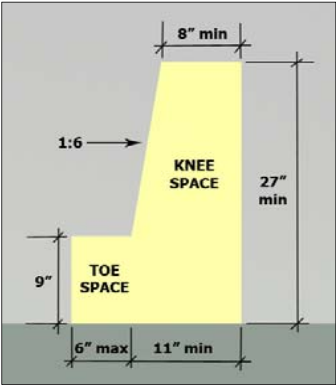
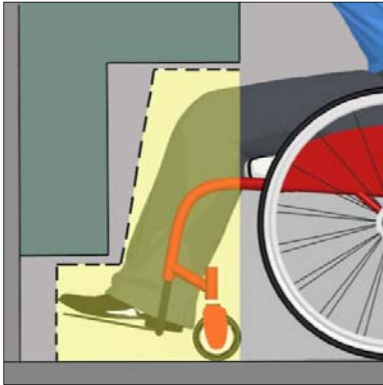
Lavatories and Sinks

- apron clearance (29” min.) removed
- parallel approach - kitchen sinks in spaces without cook tops/ ranges
- removable cabinetry: allowed in dwelling units (if certain conditions met)



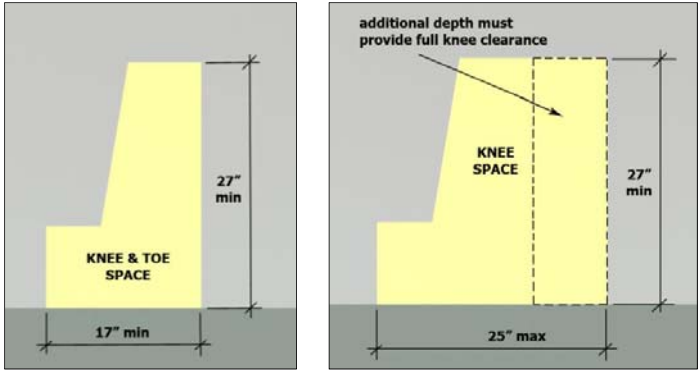
Lavatories and Sinks

Knee & toe space at lavatories



Lavatories and Sinks

Knee & toe space total depth: 17" - 25"



Lavatories

Tip: Avoid hospital style lavs with deep projections



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

Sinks

Public/ Common Use:
full access to 5%

- Classrooms
- Research laboratory (if used for instruction)
- Break room*
- Preschool classroom*

* side approach access allowed

Work Areas: access not required (recommended)

- Commercial laboratory
- Research laboratory (employee use only)
- Restaurant kitchen
- Janitor's sink (exempt)

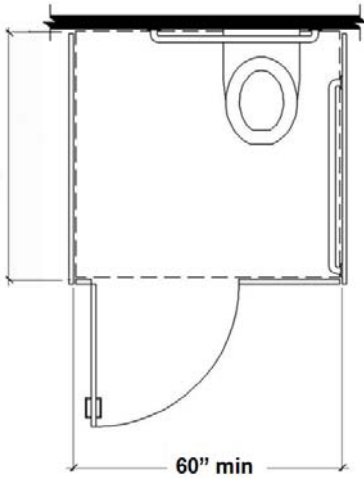
Dwelling Units: adaptability allowed

- Kitchens

2010 ADA Toilet Stalls

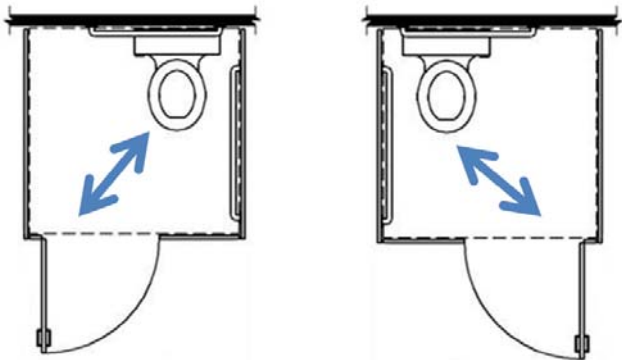
Standard Stall

56" min. (wall hung WC)
59" min. (floor-mounted or children's WC)

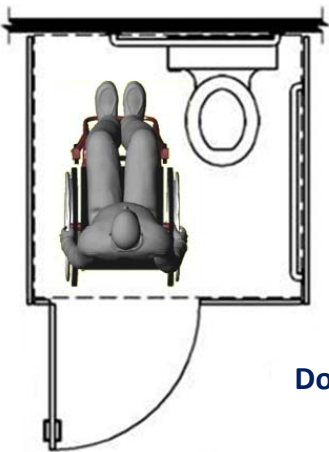


2010 ADA Toilet Stalls

Door and WC: offset configuration

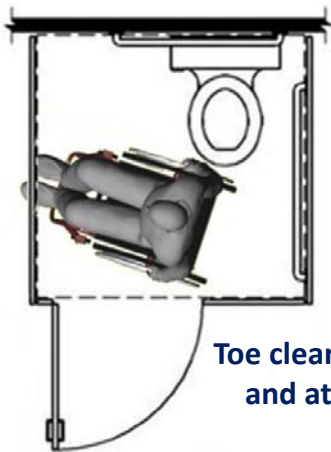


2010 ADA Toilet Stalls



Door must swing out.

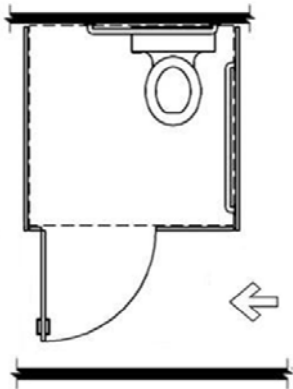
2010 ADA Toilet Stalls



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

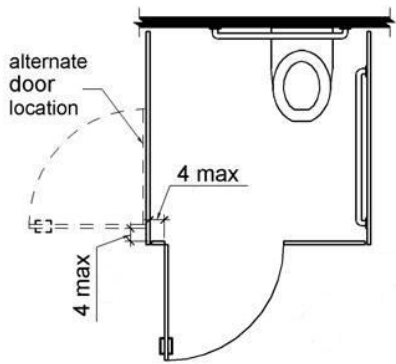
2010 ADA Toilet Stalls

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

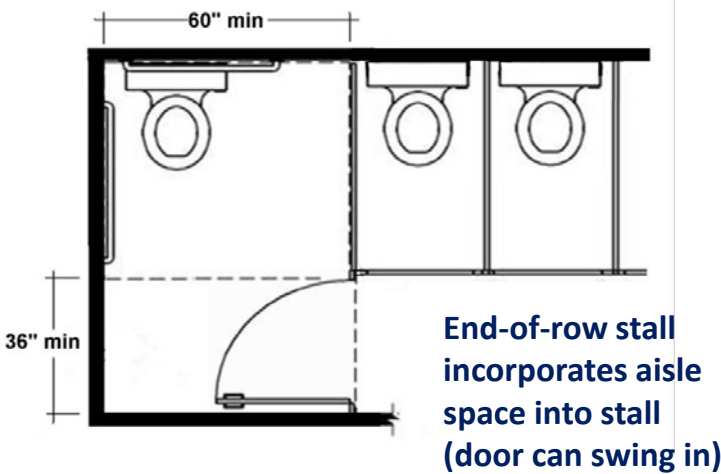


2010 ADA Toilet Stalls

Alternate side door location



2010 ADA Toilet Stalls: End of Row



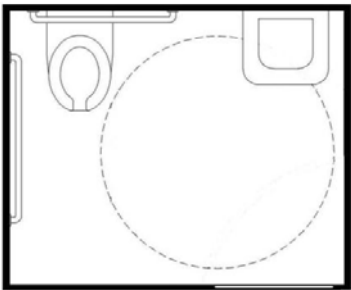
Toilet Stalls

Lavs in toilet stalls

New standards:

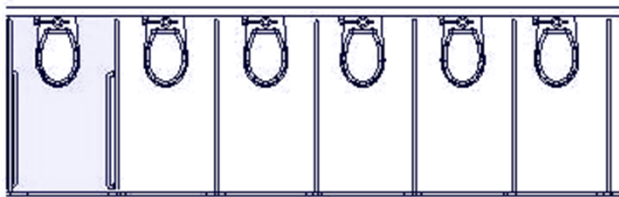
Stalls with more >1 plumbing fixture treated as toilet room

Second accessible lav required outside stall



Ambulatory Stall

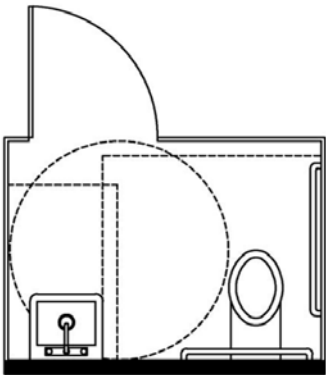
Required where 6 or more stalls provided or where the combination of urinals and water closets total six or more fixtures



FACBC Accessible Toilet Stall

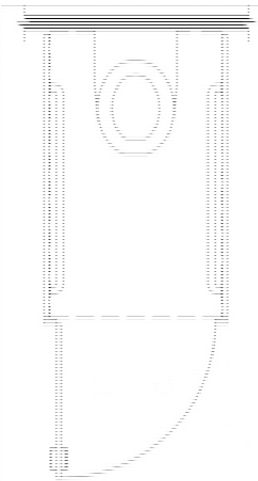
604.8.1.6 Lavatory. In new construction, the *wheelchair accessible toilet compartment shall contain an accessible lavatory within it*, which must be at least 19 inches wide by 17 inches deep, nominal size, and wall-mounted. The lavatory shall be mounted so as not to overlap the clear floor *space* areas required by section 604 for the *wheelchair accessible toilet compartment* and shall comply with section 606. Such lavatories shall be counted as part of the required fixture count for the *building*. See also section 213.3.4.

604.8.1.7 Water closet. In new construction, the *accessible water closet* within the *wheelchair accessible compartment* shall be located in the corner, diagonal to the door.



Ambulatory Stall

- parallel grab bars
- width: 35" – 37"
- depth: 60" min.
- doors: out-swinging, self-closing



Bathing Facilities

At least one shower or tub required

Options:

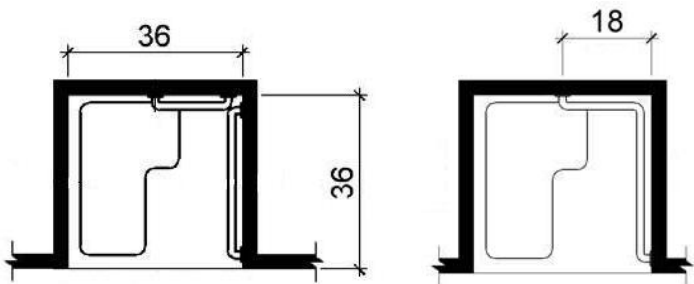
- transfer shower stall
- roll-in shower
- combination transfer/roll-in shower (required in some transient lodging rooms)
- tubs

Transfer Stall



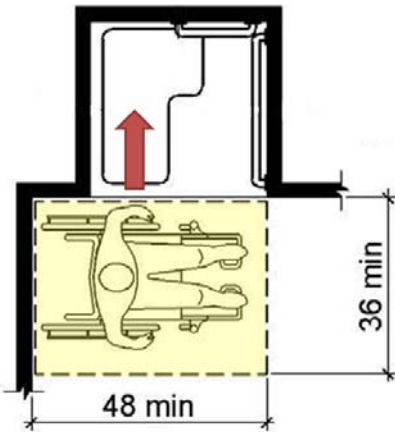
Transfer Stall

Stall dimensions: absolute, not minimum
New standards: 36" measured at center point



Grab bars can be continuous or split

Transfer Stall



Clear floor space
positioned for
alignment with seat

Curb: 1/2" max.

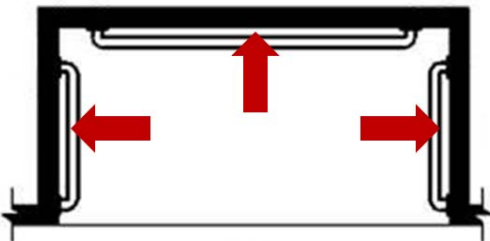
Transfer Stall



Common error:
Insufficient space at
seat wall

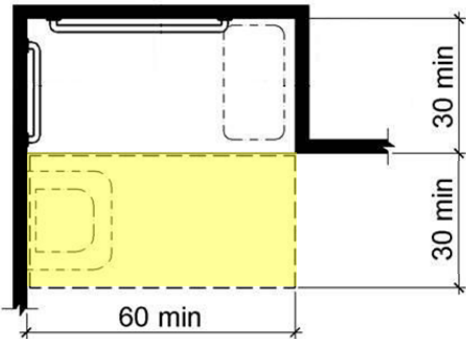
Roll-in Shower (no seat)

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



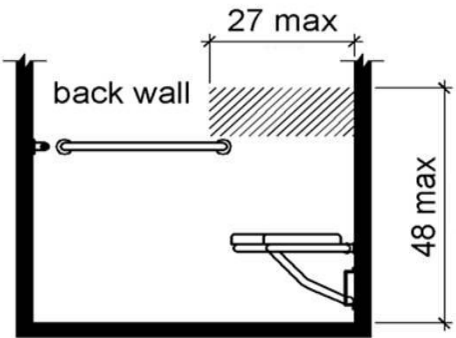
Roll-in Shower (with seat)

grab bar ends at seat, seat must be folding



Roll-in Shower (with seat)

Shower head/controls required on back within reach from seat



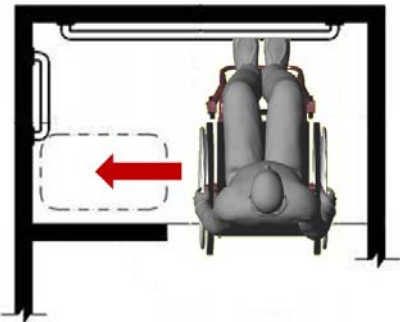
Roll-in Shower (with seat)

Improper location makes controls and shower spray unit unusable from seat



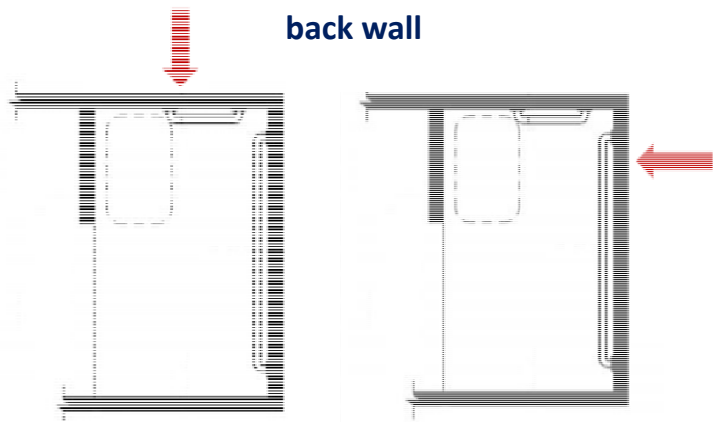
Alternate Roll-in/Transfer

36" depth allows alignment with seat for transfer



Alternate Roll-in/Transfer

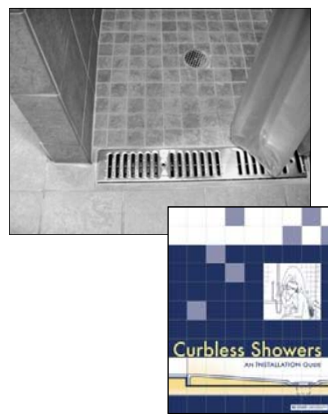
Location of controls and shower head on side or back wall



Roll-in Showers

1/2" max. beveled curb allowed (new)

- Other ways to control water:
- 2% max. slope allowed
 - consider trench drain
 - Resource from the Center for Universal Design www.design.ncsu.edu



Shower Spray Unit

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

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



Seats

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



Showers

Common Error:



Grab bar on seat wall

Showers

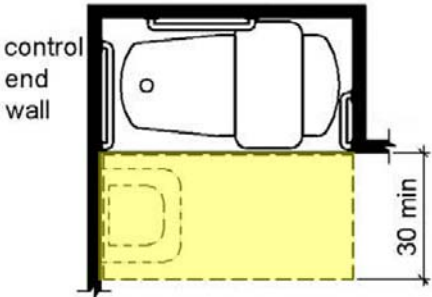
Common Error:



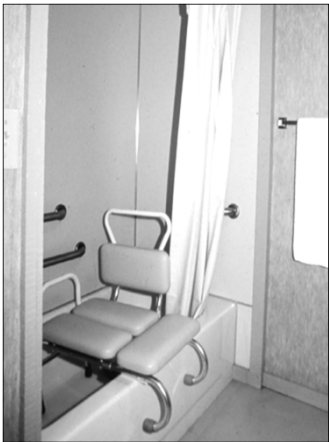
Lav obstructs transfer space at seat

Bath Tub (removable seat)

Clear floor space at tub with removable seat



Bath Tub (removable seat)

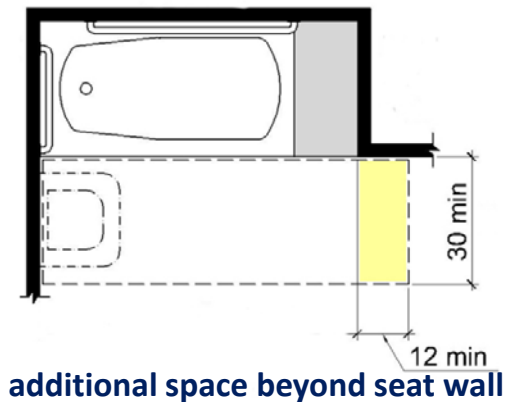


Bath Tub (Permanent Seat)



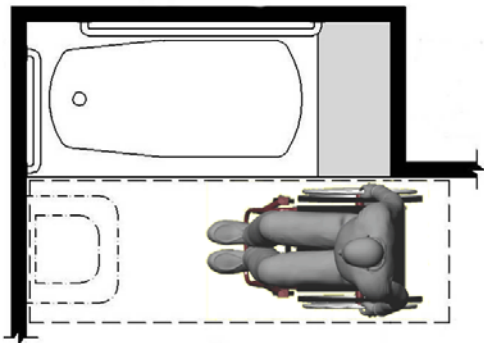
Bath Tub (Permanent Seat)

Clear floor space at tub with permanent seat



Bath Tub (Permanent Seat)

Space beyond seat wall allows alignment for transfer



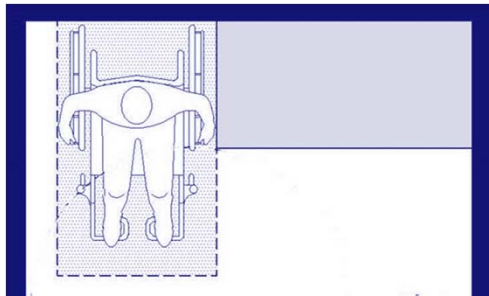
Washing Machines & Dryers

- 1 accessible where 3 or fewer provided
- 2 accessible where more than 3 provided



Saunas & Steam Rooms

- Compliant bench
- Turning space



CHAPTER 7

Communication Elements & Features:

- 702 Fire Alarm Systems
- 703 Signs
- 704 Telephones
- 705 Detectable Warnings
- 706 Assistive Listening Systems
- 707 ATMs & Fare Machines
- 708 Two-Way Communication Systems

Fire Alarm Systems

Where provided, compliance required in:

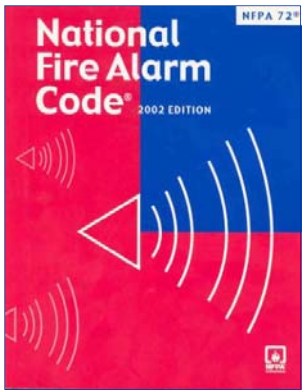
- public and common use areas
- employee work areas (wiring)
- transient lodging quest rooms
- residential dwelling units

Alterations: compliance required only when system upgraded/ replaced or new one is installed

Fire Alarms

NFPA 72
(1999 or 2002)

guidelines require
110 dB max.



Fire Alarms

NFPA 72 covers:

- flash rate & pulse duration
- location - wall & ceiling
- minimum intensity
- larger coverage thru fewer appliances
- many spaces (other than corridors) can be covered by 1 appliance
- synchronization of multiple appliances



Signs

- Tactile/ visual – labels for permanent rooms & spaces, exit doors
- Visual only – directional or informational signs
- Exempt: temporary signs, building menus, directories, addresses, company names and logos



Tactile Signs

Scoping (interior & exterior):

- Restroom labels (at entry)
- Room numbers/ names (not likely to change)
- Floor levels
- Exit access/discharge
- Areas of Rescue Assistance

Tactile Signs

Cane detection of doorways



Signs

Tactile & Visual

“Room 123”
“Restroom”
“Mechanical Room”
“Exit”
“Floor B”
“Ballroom A”
“C. Smith Room”

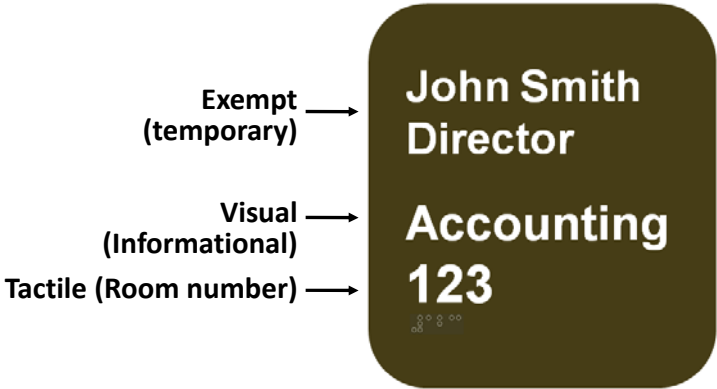
Visual Only

“Exit →”
“Accounting Department”
“Visitors must sign in”

Exempt

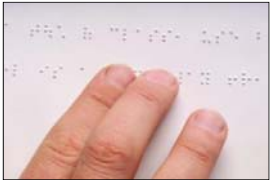
building directory
“Mr. C. Smith, Accountant”

Signs



Tactile Signs

- Raised characters
- Grade 2 Braille
- Visual access (finish and contrast)
- Pictograms (designating room/space)



Signs

Raised Characters

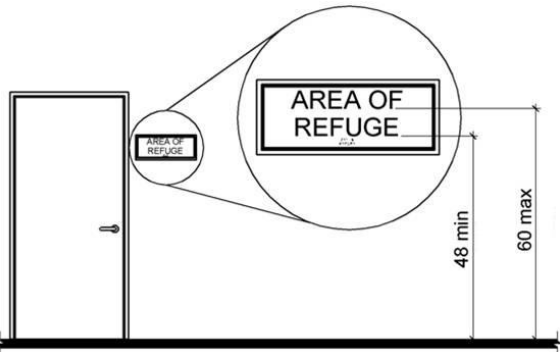
- sans serif
- character proportion, height, spacing
- line spacing
- height (48” – 60”)
- placement at doors

TEXT

Tactile Signs: Location

New standards:

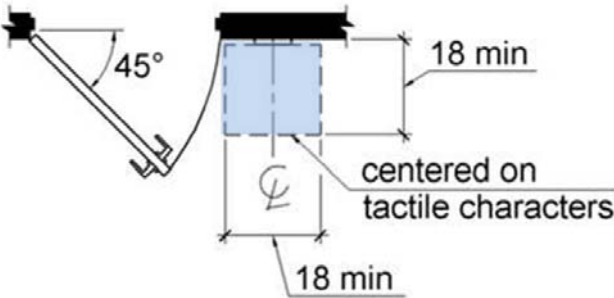
48" – 60" high measured to character baseline
(instead of 60" centerline)



Tactile Signs: Location

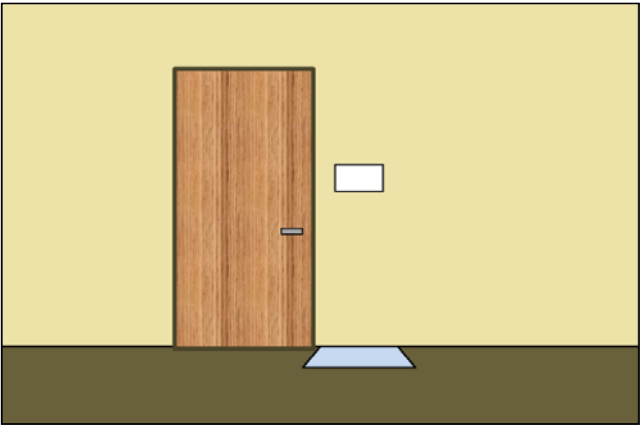
Location: latch side of doors

More detail in new standards (18" x 18" CFS at sign)



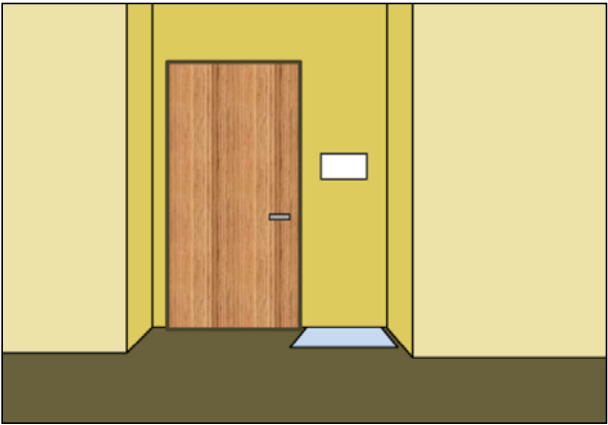
Tactile Signs: Location

Latch side placement



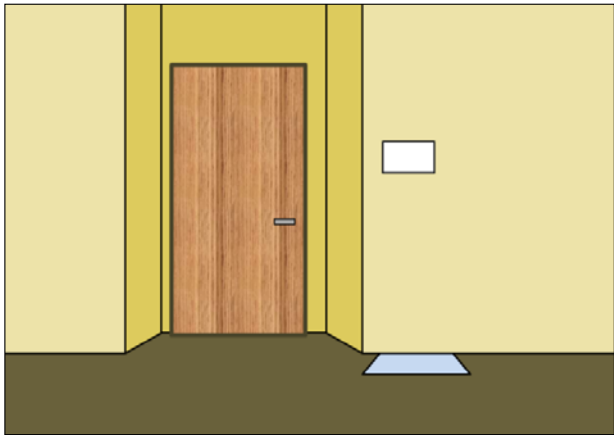
Tactile Signs: Location

Latch side placement at recessed door



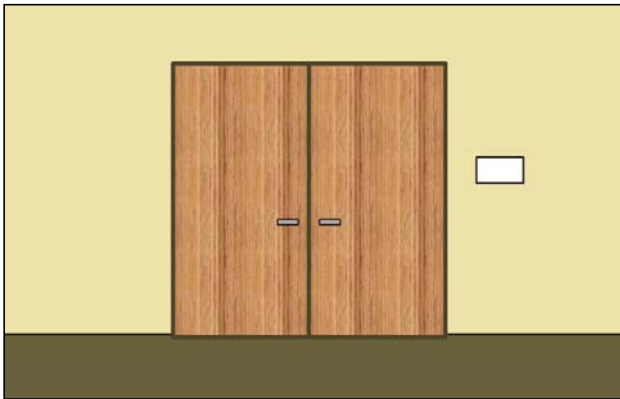
Tactile Signs: Location

No space on latch side: on nearest adjacent wall



Tactile Signs: Location

At double doors: right side (2 active leaves) or on inactive leaf

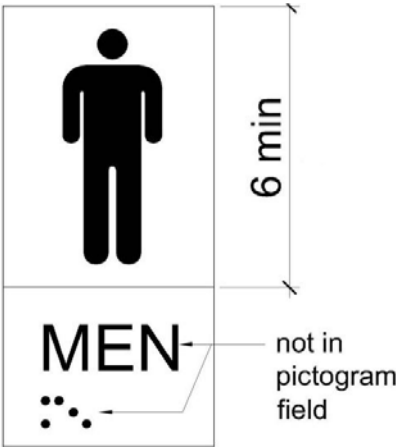


Tactile Signs: Location



Alternative:
placement on the push side
of doors with closers and
without hold-open devices

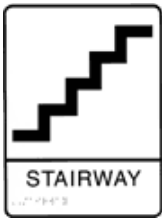
Pictograms



Pictograms

Requirement applies:

- where pictogram provided
- only to those labeling permanent space
- not to informational/ directional pictograms



Pictograms

Examples of informational/ directional pictograms
(finish & contrast specs only)



No food
or drink



Visual Signs

- “conventional form”
- character proportion & spacing
- character height based on viewing distance
- location (40” min. height)
- stroke thickness
- line spacing
- finish & contrast

Character Style

New standards specify “conventional form”

Prohibited:

Italic *Oblique* *script*
highly decorative
or other unusual forms

Character Style

Examples of compliant styles

Arial
Gill Sans
Helvetica
Palatino
Times

Character Height

| <u>Height above Floor</u> | <u>Min. Character Height</u> |
|---------------------------|--|
| 40" – 70" | 5/8" (+ 1/8"/ foot of hor. distance above 72") |
| 70" – 120" | 2" (+ 1/8"/ foot of hor. distance above 180") |
| above 120" | 3" (+ 1/8"/ foot of hor. distance above 21') |

(minimum sign height: 40")

Contrast

light-on dark or dark-on-light
Contrast values not specified (the higher the better)



Contrast

Examples of poor contrast



Required Designations



Accessibility (ISA)



TTYs



Volume Control



Hearing Loss

Telephones

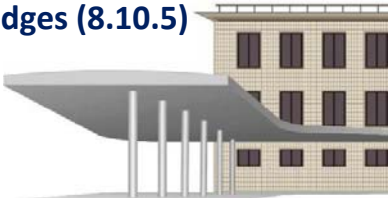
- volume controls on all phones
- volume control – to 20 dB (12 dB intermediate step)
- automatic reset
- wheelchair access (at least 1 per floor/level, bank, exterior site)
- TTY required based on # of pay phones



Detectable Warnings

Required at:

- Boarding platform edges (8.10.5)



Not required at:

- Hazardous vehicular areas

Detectable Warnings

Required on curb ramps at:

- Transit facilities (DOT standards)
- FHWW funded projects
- Other public sidewalks (recommended – new ROW guidelines to address)

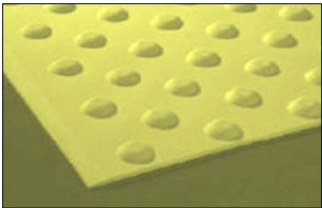


Not required on curb ramps at:

- Facilities (non-transit) located on sites

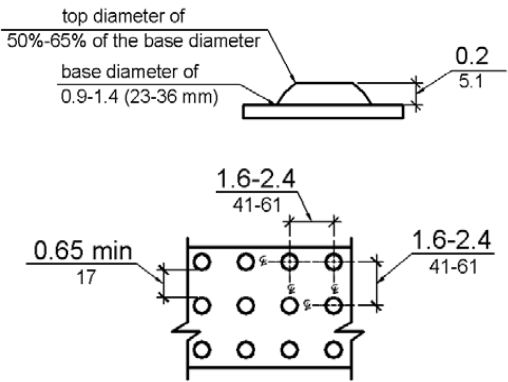
Detectable Warnings

Greater range of designs
& products allowed



- dome diameter (range)
- spacing (range)
- removed: resiliency/ sound-on-cane contact
- color contrast doesn't have to be integral

Detectable Warnings



Size and spacing of truncated domes

Assistive Listening Systems

Required where:

- audible communication = integral to use of the space and
- audio amplification
- each courtroom



New technical criteria (sound pressure level, signal-to-noise ratio, peak clipping level)

ATMs & Fare Machines

Access to 1 of each type at each location

- speech output
- privacy
- input controls
- display screen
- Braille instructions (for speech mode)



2-Way Communication Systems



- applies where provided
- audible and visual signals
- handsets (cord length)
- systems serving dwelling units

CHAPTER 8

Special Rooms, Spaces & Elements:

- 802 Assembly areas
- 803 Dressing, fitting, and locker rooms
- 804 Kitchens and kitchenettes
- 805 Medical care and long-term care
- 806 Transient lodging
- 807 Prison cells
- 808 Courtrooms
- 809 Dwelling units
- 810 Transportation facilities
- 811 Storage

Assembly Areas

Wheelchair Spaces – amount required based on seating capacity



Assembly Areas

Wheelchair Spaces

| Total Seating | Minimum Wheelchair Spaces |
|---------------|-------------------------------|
| 4 to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 150 | 4 |
| 151 to 300 | 5 |
| 301 to 500 | 6 |
| 501 to 5000 | 6 + 1 for each 150 over 501 |
| 5001 and over | 36 + 1 for each 200 over 5000 |

Assembly Areas

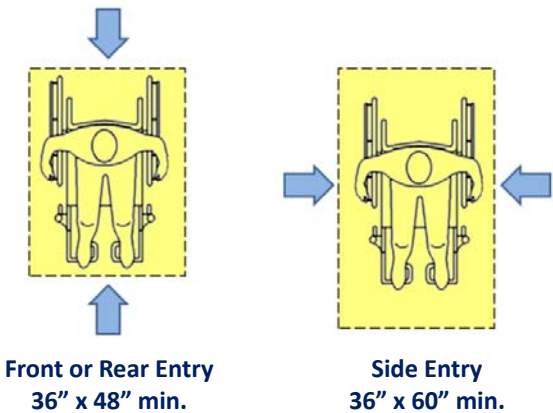
Box and Club Seating

- **Luxury or club box/suite:** apply table to each
- **Other boxes (e.g., opera):** apply table to total box seating; disperse in 20% min.



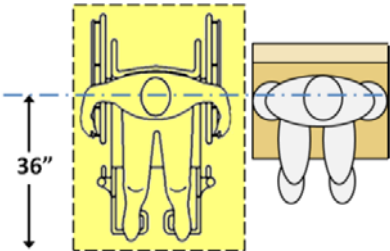
Assembly Areas

Wheelchair Space



Assembly Areas

Each wheelchair space must have companion seat (can be removable)

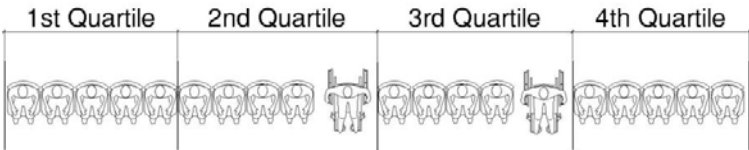


WC spaces must be located to provide shoulder-to-shoulder alignment with adjacent seating

Assembly Areas

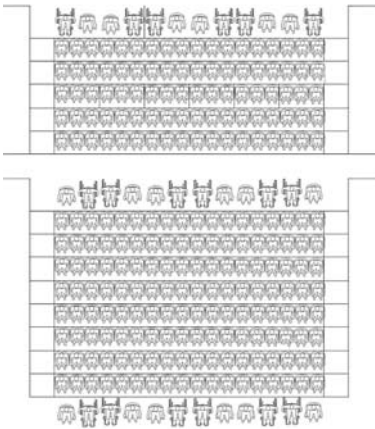
Horizontal Dispersion

Exception (300 seats max.) if:
spaces & companion seats located in the 2nd or 3rd quartile of row

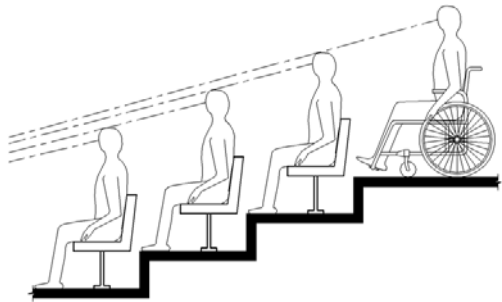


Assembly Areas

Vertical Dispersion
Exception (300 seats max.) if:
viewing angles = or better than the average viewing angles in the assembly area

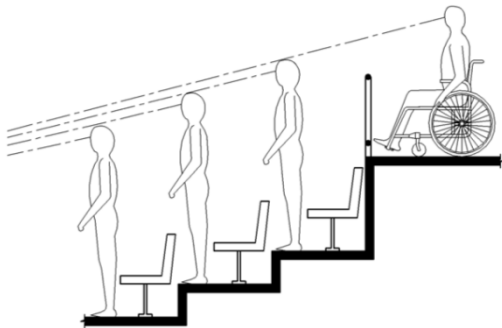


Assembly Areas



Wheelchair spaces must provide comparable lines of sight

Assembly Areas



lines of sight over standing spectators

Assembly Areas

DOJ standards:

- Require horizontal dispersion encircling, in whole or in part, a field of play or performance area
- Prohibit placement on temporary platforms or other moveable structures except under certain conditions
- Address line-of-sight in stadium style theaters



Assembly Areas

DOJ standards:

Dispersion to all levels that include seating served by an accessible route in stadiums, arenas, and grandstands.



Assembly Areas

Also addressed:

- Team/Player seating: at least 1 space
- Designated aisle seats - 5% of aisle seats
- Lawn seating - accessible route

Assistive Listening Systems

Required where:

- audible communication = integral to use of the space and
- audio amplification
- each courtroom



New technical criteria (sound pressure level, signal-to-noise ratio, peak clipping level)

Assistive Listening Systems

Receivers

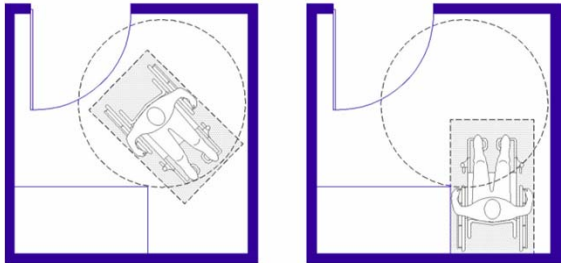
- new scoping table
- portion (at least 25%) must be hearing-aid compatible
- facilities with multiple assembly areas under same management (scoping can be applied to aggregate seating total)

Assistive Listening Systems

Signs required to indicate the availability of systems



Dressing/ Fitting/ Locker Rooms



- Door swing into turning space (if wheelchair space beyond swing)
- Compliant bench
- Lockers – 5% scoping

Kitchens/ Kitchenettes



New section covers:

- Clearances
- Sinks
- Appliances
- Storage
- Work surface (dwelling units)

Kitchens/ Kitchenettes

Sinks: Exceptions

- Side approach allowed at kitchen sinks in spaces without cook tops/ ranges
- Knee/toe space at dwelling unit kitchen sinks can be adaptable (removable cabinetry) with proper finishes



Transient Lodging

| Total Number of Guest Rooms Provided | Minimum Number of Required Rooms Without Roll-in Showers | Minimum Number of Required Rooms With Roll-in Showers | Total Number of Required Rooms |
|--------------------------------------|--|---|---|
| 1 to 25 | 1 | 0 | 1 |
| 26 to 50 | 2 | 0 | 2 |
| 51 to 75 | 3 | 1 | 4 |
| 76 to 100 | 4 | 1 | 5 |
| 101 to 150 | 5 | 2 | 7 |
| 151 to 200 | 6 | 2 | 8 |
| 201 to 300 | 7 | 3 | 10 |
| 301 to 400 | 8 | 4 | 12 |
| 401 to 500 | 9 | 4 | 13 |
| 501 to 1000 | 2 percent of total | 1 percent of total | 3 percent of total |
| 1001 and over | 20, plus 1 for each 100, or fraction thereof, over 1000 | 10, plus 1 for each 100, or fraction thereof, over 1000 | 30, plus 2 for each 100, or fraction thereof, over 1000 |

Transient Lodging

- Communication accessible rooms – separate scoping table
- Communication access in mobility accessible rooms - at least 1, no more than 10%
- All rooms: 32” min. clear width for doors



Transient Lodging

Sites with multiple buildings (DOJ standards):

- buildings with 50 rooms max. can be counted together for scoping
- Scoping applied separately to buildings with > 50 rooms

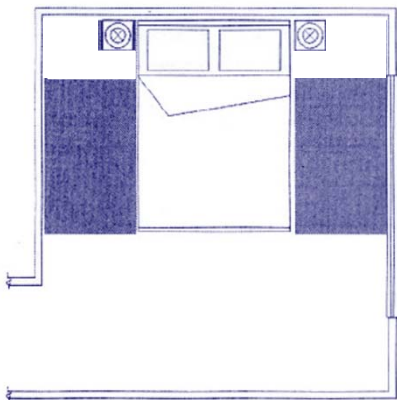


Transient Lodging

- Bedside clearances
- Accessible routes
- Doors
- Storage
- Controls
- Bathrooms
- Kitchens/ kitchenettes

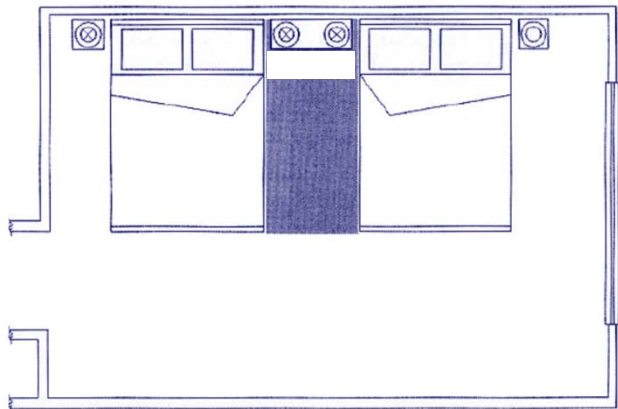


Transient Lodging



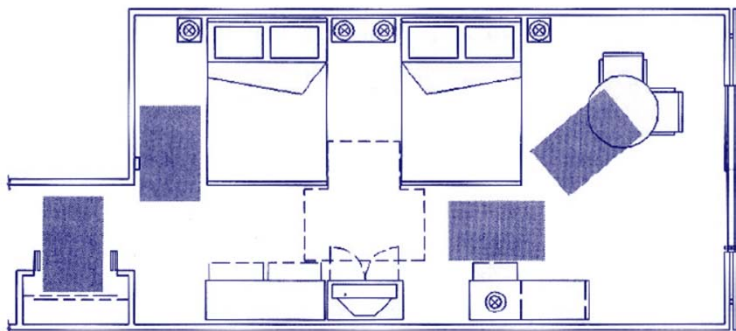
Bedside clearances

Transient Lodging



Bedside clearances

Transient Lodging



Clear floor space

Housing at Places of Education

DOJ standards:

- Must comply with transient lodging, plus:
- turning space & work surfaces in kitchens
 - accessible route throughout in accessible multi-bedroom units (per requirement for dwelling units)

Housing at Places of Education

DOJ standards require compliance with dwelling unit section for apartments/ townhomes:

- leased on a year-round basis to graduate students or faculty
- not containing any public or common areas available for educational programming

Transient vs. Residential

Transient Lodging: primarily short-term in nature/ not used as a residence

Residential: Intended to be used as a residence, primarily long-term in nature.

Dwelling Units

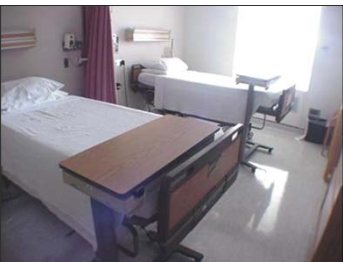
- 5% wheelchair accessible
- 2% communication access features
- HUD 504 regulations recognized



Medical Care Facilities

Patient Rooms:

- Turning space
- Clear floor space on both sides of beds



Exceptions:

- Entry door latchside clearance (hospital rooms)
- Toilet rooms in critical/intensive care patient rooms

Medical Care Facilities

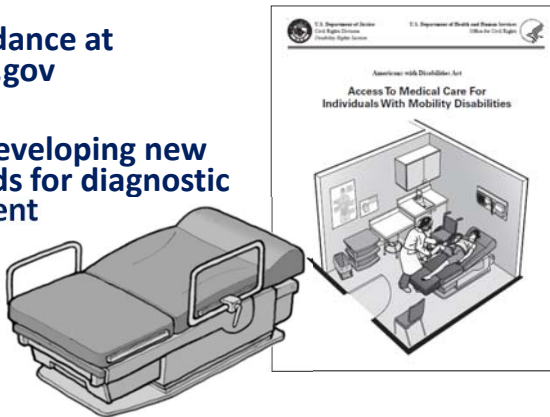
DOJ standards:

Accessible patient bedrooms must be dispersed proportionately by type of medical specialty



Medical Care Facilities

- DOJ guidance at www.ada.gov
- Board developing new standards for diagnostic equipment



Detention/ Correction Facilities

- Accessible cells: 3% (DOJ standards)
- Dispersion (DOJ standards)
- Special holding cells: 1 of each type



Detention/ Correction Facilities

Accessible cells:

- turning space
- beds
- benches
- toilet/ bathing facilities
- communication features (2%): alarms, phones

Detention/ Correction Facilities

Toilets & Lavs:

Combo units that fully comply can be used; otherwise separate fixtures required



Visiting Areas

- Access to counters on both the visitor and the detainee sides
- Method to facilitate voice communication
- Handset with volume control

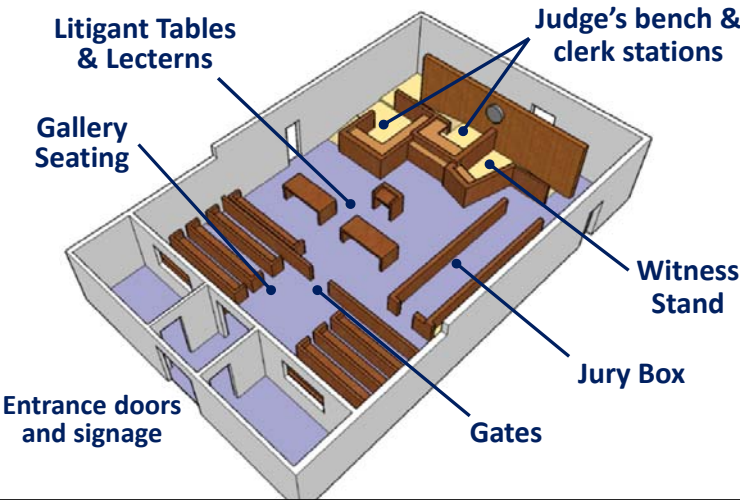


Courtrooms

- New Construction: All Courtrooms
- Alterations: Each altered courtroom
- Existing: Program Access



Courtrooms



Courtrooms

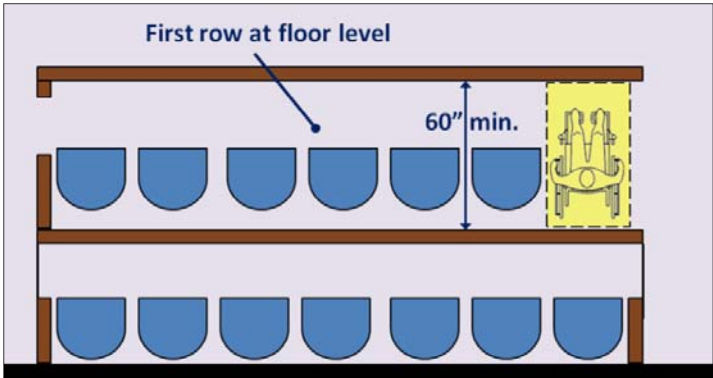


Gallery seating: wheelchair spaces must be located within seating footprint

Jury Box and Witness Stand

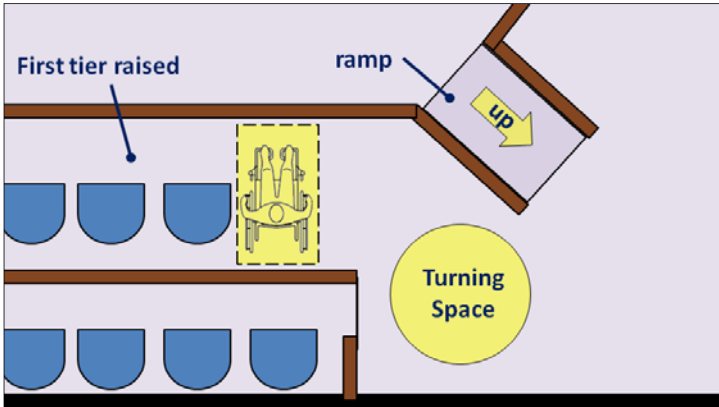
- Clear floor space within defined area (removable seats allowed)
- Gates/ enclosures: unassisted access
- Ramp or lift (if raised) – must be permanent
- Not allowed: portable solutions, fold-out/telescoping ramps (except in some retrofits)
- Turning space in areas served by ramp

Jury Box



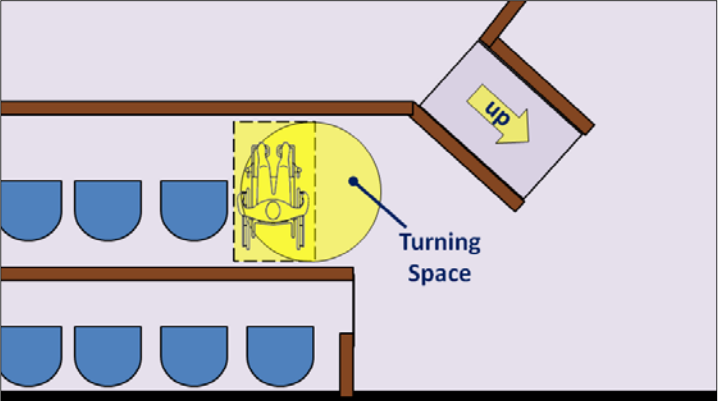
Row at floor level provides easier access

Jury Box



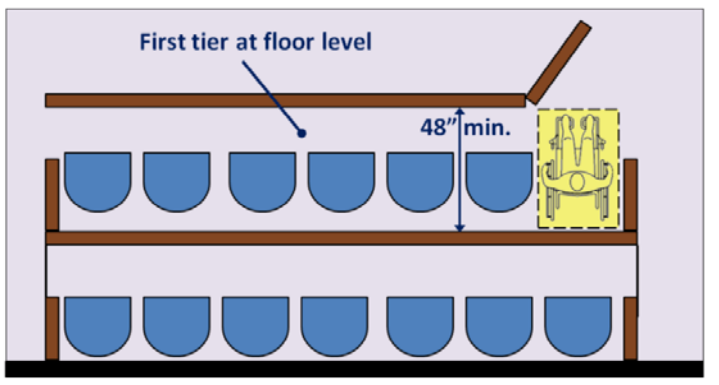
Turning space required on levels served by ramp (or lifts with entry ramps)

Jury Box



Turning space can overlap WC space (if not serving other locations, such as witness stand)


Jury Box



Back-in space requires less space but entry gates often impact usability

Jury Box

Gates at WC space that do not provide unassisted access should be avoided



- Often heavy due to millwork (> 5 lbf max. opening force)
- Difficult to manually close from within the space

Witness Stand

Witness stand at floor level provides easier access



Witness Stand

If raised, ramps preferred means of access



Ramps v. Lifts

Ramps recommended over lifts:

- Preferred by most users
- Independent use, less conspicuous
- Reliable – no maintenance

Platform Lifts

ASME A18.1 Standard
(2008) has new section
on Courtroom Lifts

(This edition not yet
referenced by the ADA
& ABA standards)



Judge's Bench/ Work Stations

(including clerk, court reporter, bailiff stations)

Vertical access: adaptability permitted



Judge’s Bench/ Work Stations

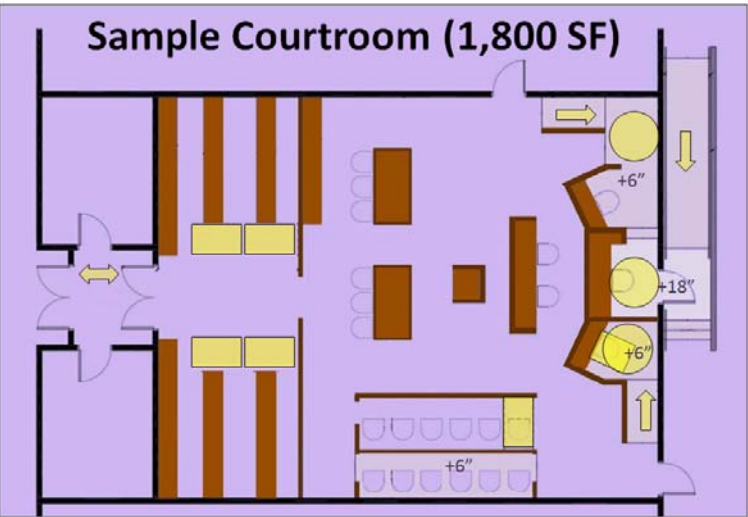
Ramp or lift can be installed after construction if necessary space/ electrical service provided (§206.2.4)

- Not permitted for jury box or witness stand
- Allowed by IBC (2009) - but not earlier editions
- State/ local requirements may be stricter

Judge’s Bench

Recommendations:

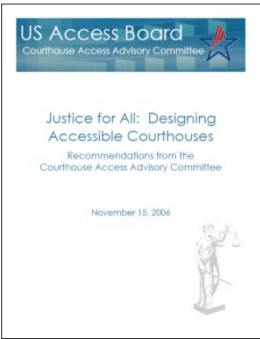
- Ramp instead of lift
- Installed in construction
- Located outside courtroom (security, decorum)



Advisory Committee Report

Guidance on:

- Meeting the standards
- Best Practices
- Common Errors



www.access-board.gov/caac

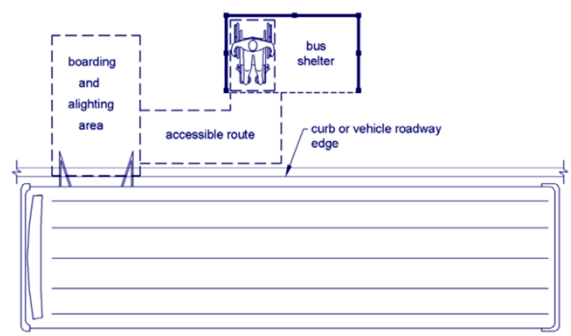
Transportation Facilities

- bus boarding areas
- bus shelters
- rail stations



Transportation Facilities

bus boarding/alighting areas and shelters



Transportation Facilities

Rail Stations

- Platforms – vehicle coordination, DWs
- Signs (entrances, route & destinations, station names)
- Public address systems
- Escalators
- Track crossings
- Clocks



Transportation Facilities



New DOT requirement for high level platform (level boarding) in new/renovated stations in commuter, intercity, high speed systems (9/19/11)

Exceptions where freight trains share track

Storage

- Lockers (5%)
- Self-service shelving
- Self-service storage spaces:
 - 5% (up to 200)
 - 2% (over 200)



CHAPTER 9

Built-In Elements:

- 902 Dining & Work Surfaces
- 903 Benches
- 904 Check-Out Aisles
- 904.4 Service Counters



Dining & Work Surfaces

- 5% scoping, dispersion
- Work surfaces used by employees not covered
- 28" – 34" surface height
- Forward approach access (knee/toe space)

Dining & Work Surfaces

Alternative dimensions for children's use:

- 26" – 30" surface height
- Lower knee clearance (24" min.)
- Children 5 & younger:
 - side approach, lower surface height allowed



Sales & Service Counters

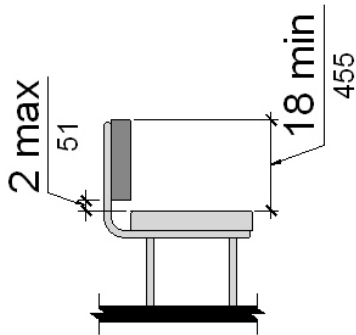


Sales and Service Counters

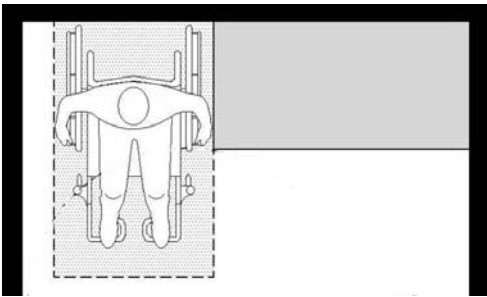
- 36" max. height (accessible portion)
- Applies to full depth of counter
- 36" min. length (30" min. forward approach)
- security glazing – method to facilitate voice communication

Benches

Back support - new specifications



Benches



- clear floor space (parallel to short axis)
- size (42" min. long, 20" – 24" deep)



Questions?