

# FBC Accessibility 8<sup>th</sup> Edition (2023) Advance Building Code Review Course

## Presenters

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# Learning Objectives

- ◆ Review the “2010 ADA Standards for Accessible Design” and the Florida Building Code Accessibility, 7<sup>th</sup> Edition (2020) (Florida Accessibility Code) updates as they apply to the field of landscape architecture in Florida
- ◆ Review ABA Standards for outdoor developed areas (recommended “Best Practice” for ADA sites and facilities)
- ◆ Discover common issues, confusion, questions, interpretations and errors encountered in the application of Standards

# Accessibility Standards - FLORIDA

- ◆ “Florida Building Code – Accessibility, 7<sup>th</sup> Edition (2020)”
  - based on the “2010 ADA Standards for Accessible Design”  
<https://codes.iccsafe.org/content/FLAC2020P1>
- ◆ Adopted pursuant to Section 553.503, Florida Statutes
- ◆ Includes more restrictive requirements than ADA Standards such as:
  - elimination of exclusion for private clubs
  - accessibility to all levels of a building, structure or facility
  - expanded parking space, striping and parking requirements
  - accessible restroom layout

# LATIS

Pending

**ASLA is in the final stages of publishing a new LATIS entitled,**

***Principles of Accessibility Design for Landscape Architecture:  
ADA, ABA and Other Accessibility Standards and Guidelines***

It will present both a broad approach to accessible design and technical overview of a variety of national accessibility standards and guidelines.

This document is intended as a tool to help for landscape architecture professionals, educators, and students successfully incorporate inclusive design considerations in practice.

There are charts that illustrate processes to ensure sound accessibility design, a photo essay of “The Good, The Bad & The Ugly” accessibility results, and a quick reference table to the ADA Standards. The report is intended as a deskside resource.

# Who enforces the ADA? (a standard)

- ◆ U.S. Department of Justice (as a civil rights violation)



THE UNITED STATES  
DEPARTMENT *of* JUSTICE

# Who enforces the FAC? (a code)

- ◆ It starts with the Building Official



# Waivers

Florida

- ◆ The Building Official in the jurisdiction of the site interprets whether the design meets accessibility standards.
- ◆ In Florida, waivers may be requested for any Florida-specific requirement more restrictive than and ADA Standard, and are typically granted for vertical accessibility concerning historic structures.

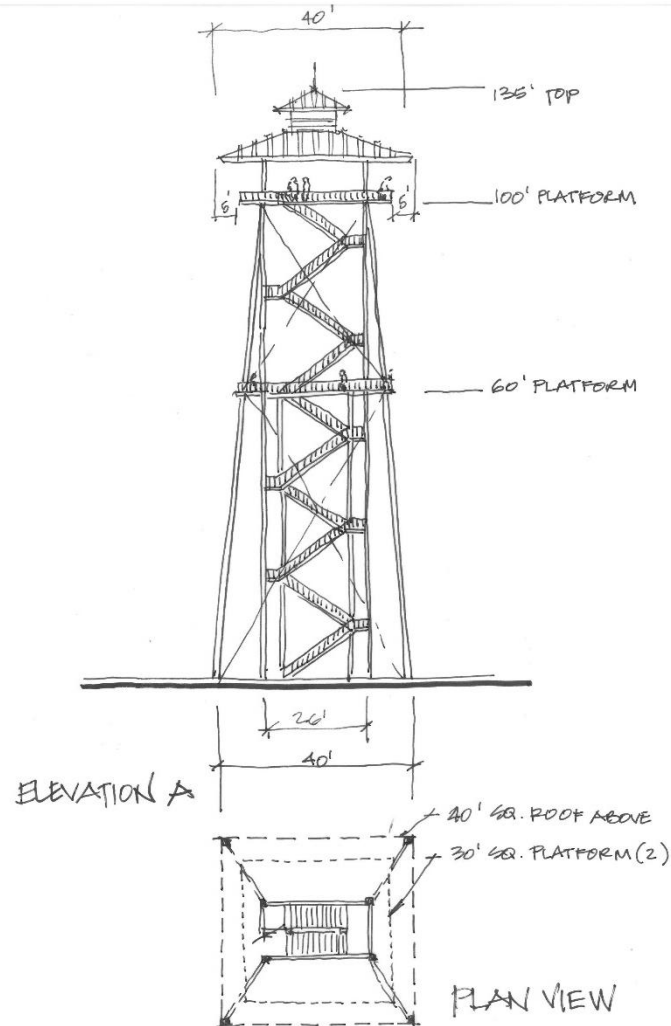
Are there  
waivers for  
federal ADA  
standards?



*Jupiter Train Depot Sawfish Bay Park*

# Tower Example

- ◆ Client wanted a 100' observation tower
- ◆ NO elevator





# Tower Example – 60' Platform



Perspective View to Northeast



Top Platform View to Northwest



Perspective View to Southeast



# Tower Example – 25' Platform

## With Ramp



Perspective View to Northeast



Perspective View to Northwest



Platform View to Northeast

# Applicability

## Exemptions

- ◆ Churches



- ◆ Private clubs NOT exempt in Florida



# Applicability

Newly Designed or Constructed Buildings or Facilities

## ◆ Temporary



## ◆ Permanent



# Applicability

## Historic Buildings and Facilities

- ◆ To the maximum extent feasible, with limited exceptions for:
  - accessible route
  - entrances
  - toilet facilities
  - in cases that would threaten or destroy the historical significance
- ◆ Consult with the State Historic Preservation Officer (SHPO)



# Applicability

## Alterations

- ◆ Alteration –  
change to a building or  
“facility”...that  
affects...usability (except  
normal maintenance
- ◆ Facility –  
all or any portion of  
buildings, structures, site  
improvements, complexes,  
equipment, roads, walks,  
passageways, parking  
lots...located on a site



What % of your practice is alterations? New construction?

# Applicability

## Alteration Thresholds

### When are alterations required to meet Standards?

- ◆ Title II (government)  
Unless it would create a “fundamental alteration in nature of program or incur an undue financial or administrative burden”
- ◆ Title III (private)  
“Readily Achievable” – easily accomplishable and able to be carried out without much difficulty or expense



# Applicability

## Alteration Thresholds

### When are alterations required to meet Standards?

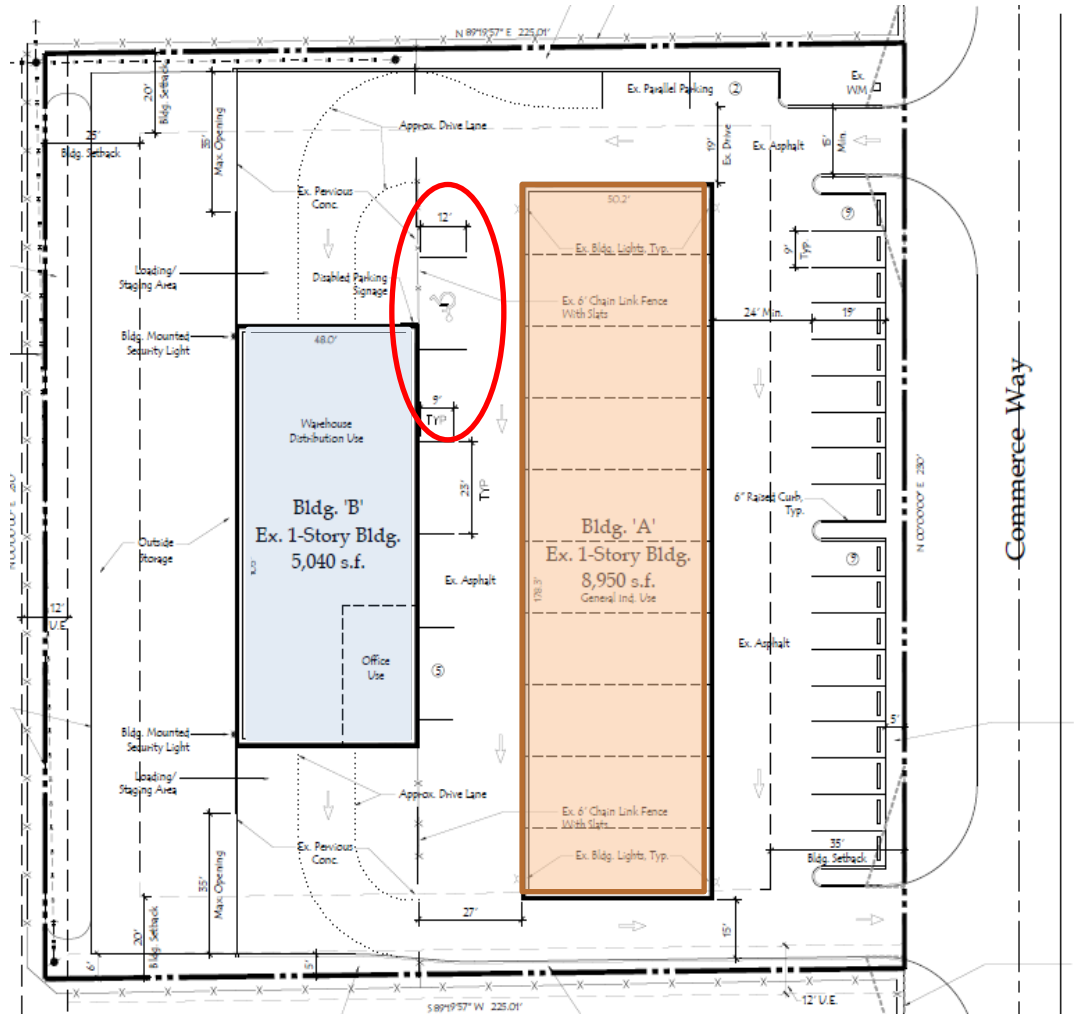
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# Applicability

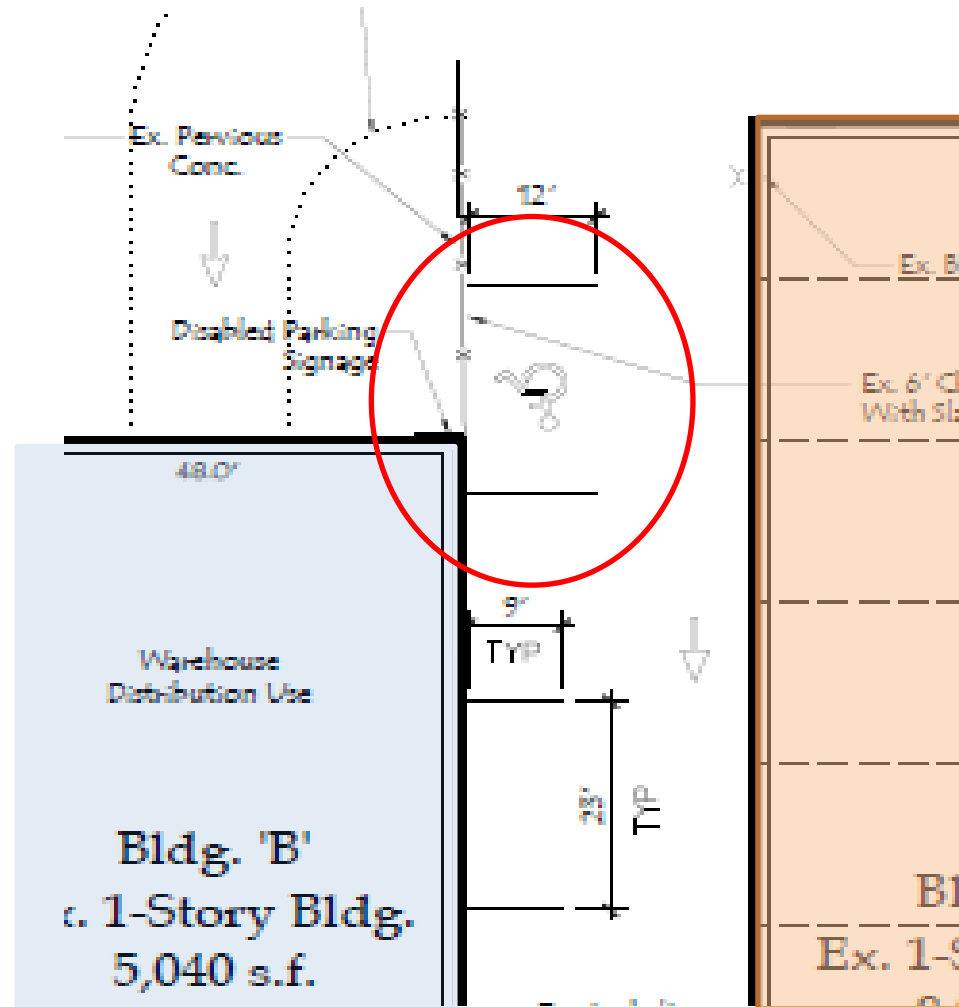
## Alterations



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# Applicability

## Alterations

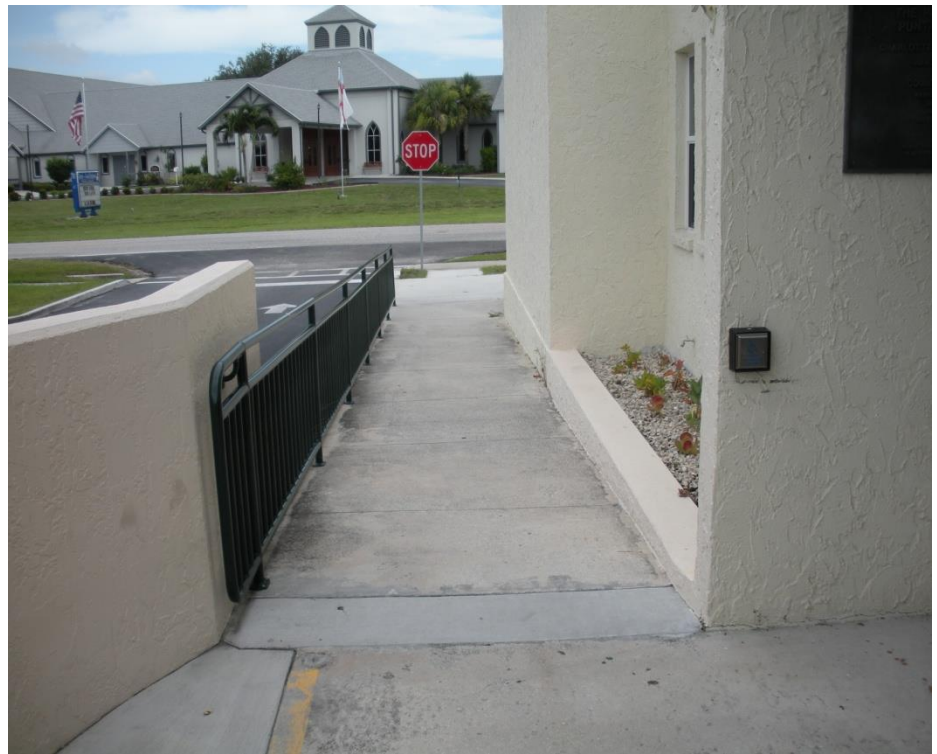


# Applicability

## Alteration Exception

### ◆ “Technically Infeasible” (alteration)

- little likelihood of being accomplished because of existing structural (or) site constraints that prohibit modification
- still requires accessibility to the maximum extent feasible



### Example:

- Ramp run at maximum slope exceeds 30'
- Should/could handrail be added? Why?

# Alterations to Primary Function Areas

- ◆ Alterations affecting primary function area(s) shall ensure the:
  - path of travel to the altered area
  - support facilitiesare readily accessible unless cost is “disproportionate”

How is “disproportionate” determined?

Exceeds 20% of the cost of alteration to the primary function area.



# Accessible Path of Travel

- ◆ Priorities for accessible features when path of travel and support facilities costs exceed 20%:
  - accessible entry
  - accessible route to altered area
  - minimum of one accessible toilet room for each sex or a single unisex toilet room
  - accessible public drinking fountains
  - accessible parking



Could this impact a project budget? EXPLAIN?

# Equivalent Facilitation

- ◆ Other designs and technologies are permitted if they provide substantially equivalent or greater access to and usability of the facility
- ◆ Burden of proof lies with the covered entity



# Why should you be concerned about designing to Standards?

◆ Dateline: Wednesday, June 30, 2021

## “Justice Department Reaches Agreement with the City of Killeen, Texas to Improve Access for Individuals with Disabilities”

- ...equal access in its programs, services, facilities...
- ...remove barriers in buildings such as City Hall, police stations, libraries, community centers, places of recreation...
- ...changes to parking, routes into buildings, entrances, signage, service counters, drinking fountains, auditoriums and arenas...

# Common Areas of Confusion

(as reported by the Access Board)

- ◆ Space Allowances
- ◆ Accessible Routes
  - from boundary of site
  - crossing vehicular ways
  - program access requirements
  - changes in level
- ◆ Protruding Objects
- ◆ Stairs, Ramps, and Curb Ramps
- ◆ Parking
  - scoping requirements
  - location and dispersion
  - technical requirements

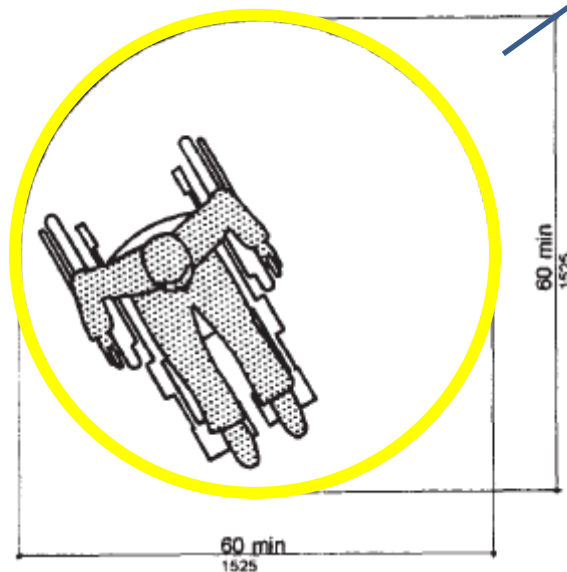




# Space Allowances

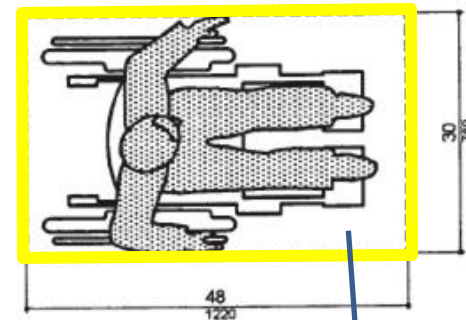
## ◆ Turning Space

- Circular
- T-Shaped (Figure 304.3.2)



5' x 5'

## ◆ Clear Floor or Ground Space



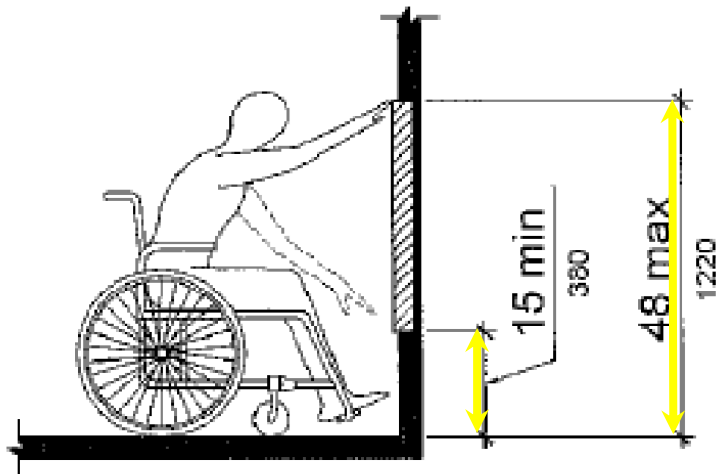
30" x 48"

- spaces permitted to include knee and toe clearances
- can overlap when elements are in close proximity

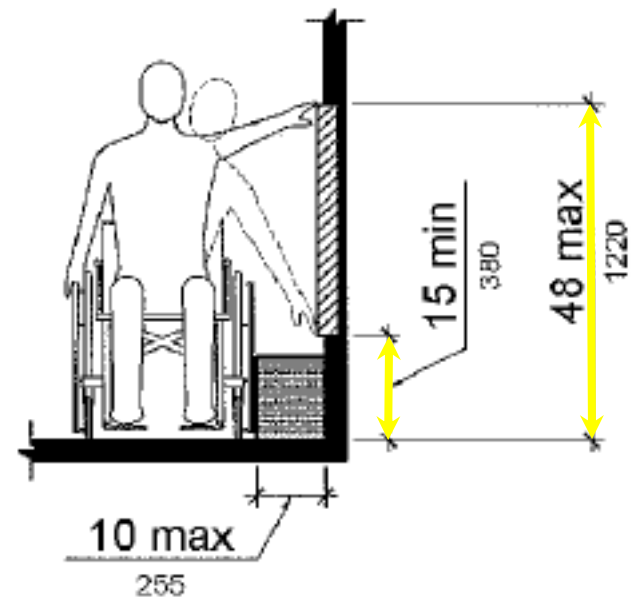
# Space Allowances

## Reach Ranges

### ◆ Unobstructed forward reach



### ◆ Unobstructed side reach



# Space Allowances

- ◆ At each accessible element
- ◆ **What is the special criteria for drinking fountains?**



# Space Allowances

## Bus Stop Boarding Area/Shelter

- ◆ Boarding area
  - within or outside of shelter
  - same slope as roadway side to side; 1:48 front to back
  - 60" wide x 96" deep space
- ◆ Shelter
  - 30" x 48" space
- ◆ On an accessible route

Can the seating space and boarding area space overlap?



# Space Allowances

## Door Maneuvering Clearances

- ◆ 32” minimum clear through-width
- ◆ Clear and level floor space allowance requirements vary based on door swing and approach
- ◆ Doors may swing into floor space allowance requirement



Example: front approach

# Space Allowances

## Door Maneuvering Clearances

- ◆ 32” minimum clear through-width
- ◆ Clear and level floor space allowance requirements vary based on door swing and approach
- ◆ Doors may swing into floor space allowance requirement



Example: side approach

# Space Allowances

## Wheelchair Companion Seating

- ◆ 36-in. x 48-in. minimum floor space front entry
- ◆ 36" x 60" side entry
- ◆ 33" wide per space if more than one at that location
- ◆ Cannot conflict with accessible route
- ◆ **What concern does this example illustrate?**



# Accessible Route

- ◆ At least one accessible route within the boundary of the site shall be provided from each
  - public transportation stop, street or sidewalk
  - accessible parking and passenger loading zone





# Accessible Route

What about access from boundary through parking lots?

- ◆ Access may include vehicular ways when provided specifically for pedestrian access such as within a shopping mall parking lot – if it meets all other criteria for an accessible route



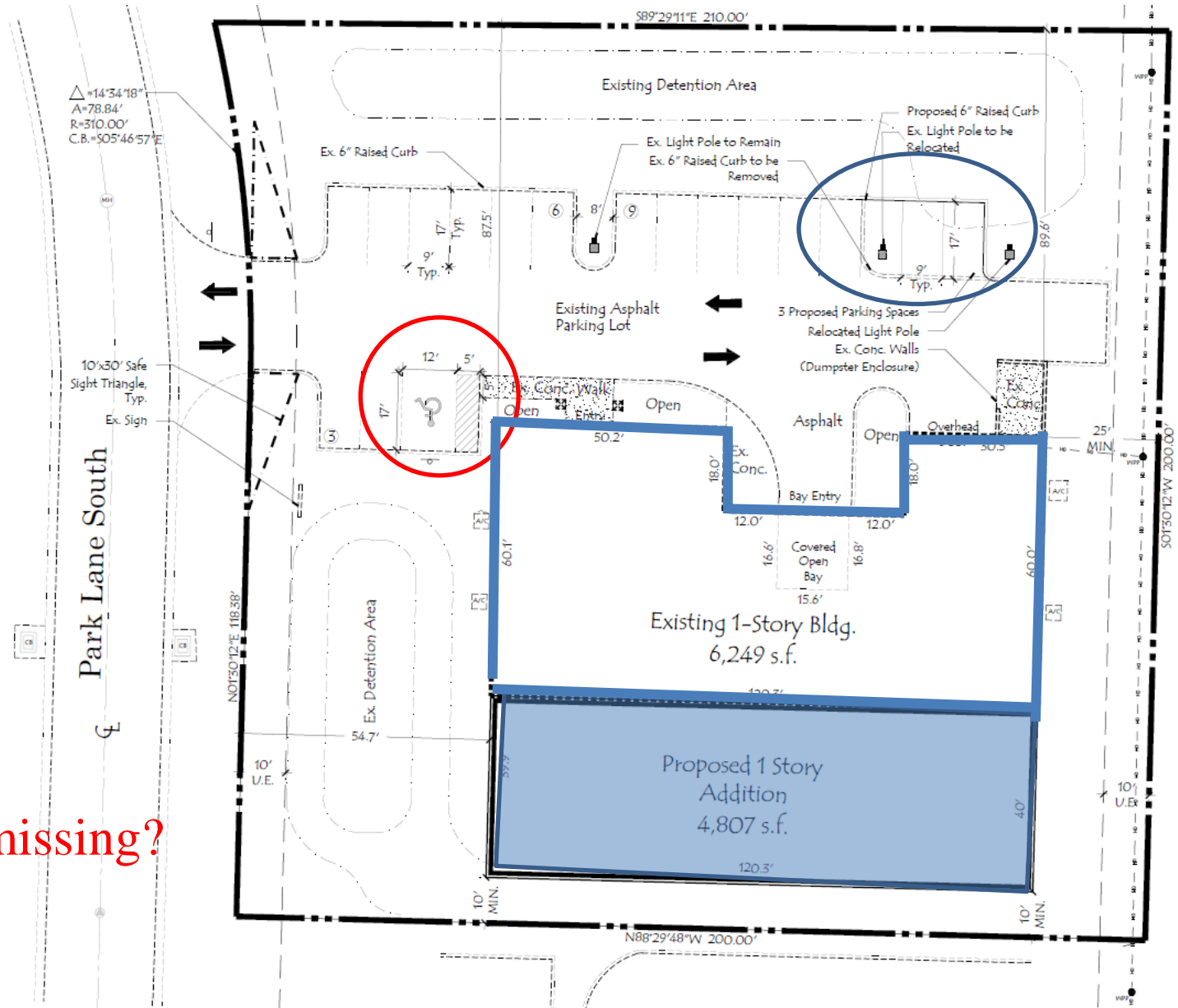
# Accessible Route

## Exception

- ◆ Accessible route not required if only means of access is a vehicular way not “providing” pedestrian access
  - between site arrival points, including accessible parking spaces, and the building or facility entrance
  - within a site between accessible buildings and facilities

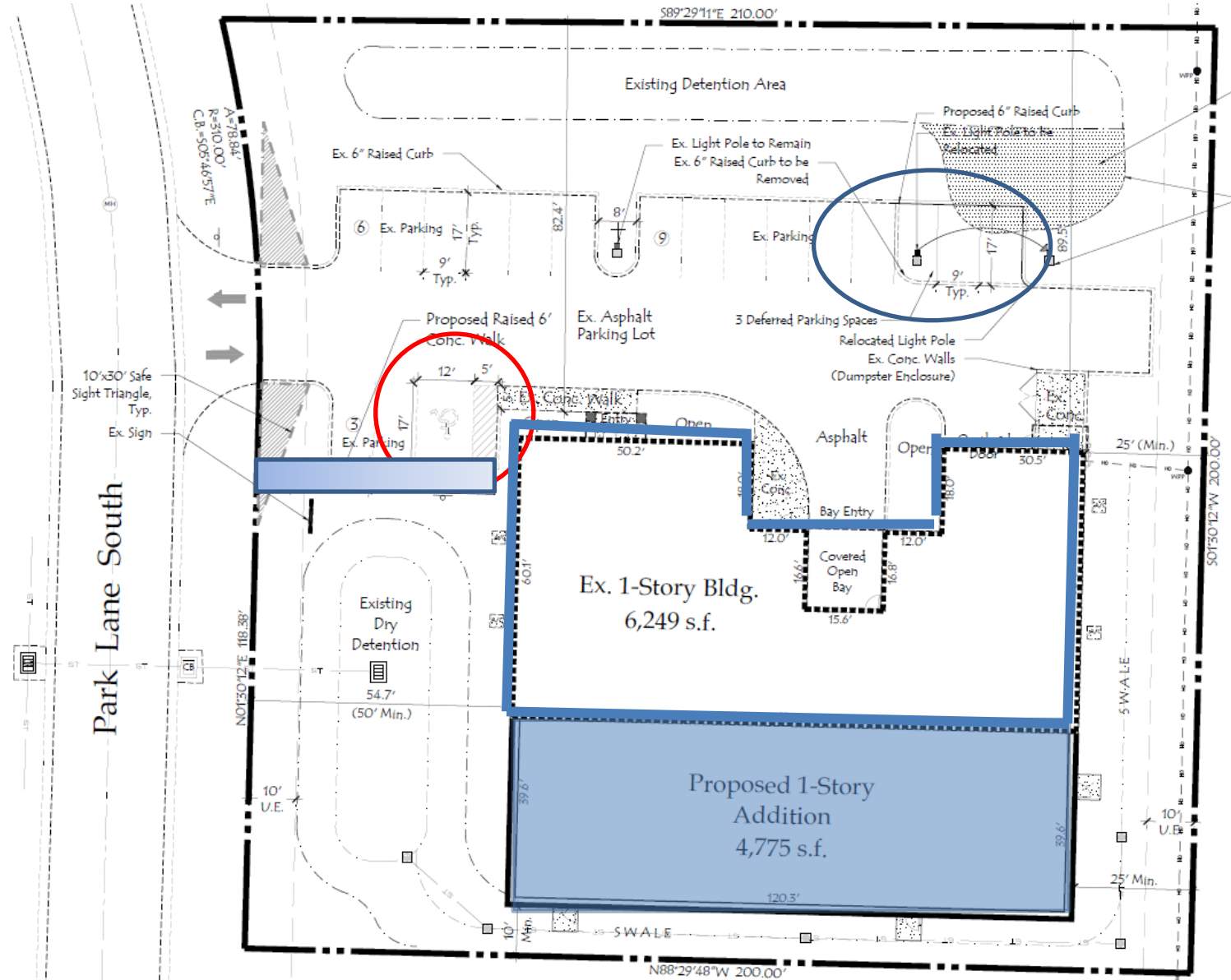


# Accessible Route



◆ What is missing?

# Accessible Route



# Accessible Route

- ◆ At least one accessible route within the boundary of the site, coinciding with general circulation paths, shall connect facilities, elements and spaces
  - Given that at least 60% of all public entrances must be accessible – what is the implication for the accessible route?



# Assembly Areas

## Wheelchair Locations

- ◆ Lawn seating shall connect to an accessible route



- ◆ Seating directly connected by accessible route to performance and performer-support areas



# Accessible Route

- ◆ Min. 36-in. clear width
  - EXCEPT**
    - 44" from accessible parking (Florida only)
    - doorways (32")
- ◆ Passing space min. 60" clear not to exceed 200' apart
- ◆ 1:48 max. cross slope
- ◆ No stairs, steps or escalators



# Accessible Route

- ◆ Each story in multi-story facilities
- ◆ Wide range of recreational facilities
  - limited exceptions, including areas used solely for refereeing, judging and scoring.
  - Pressboxes?

While having certain exceptions in the ADA, pressboxes are **NOT** exempt in FAC





# Accessible Route

## Vertical

- ◆ A retail store has a bonus loft accessed by a staircase which would be a great space for team meetings.

Can they use the space for meetings or offices?

# Accessible Route

## Thresholds

- ◆ Changes in level
  - $< 1/4$  inch vertical
  - $1/4 - 1/2$  inch w/ bevel
  - $> 1/2$  inch = ramp



Ramps in alterations may be as steep as 1:8 up to 3" height.

# Accessible Route

## Gratings

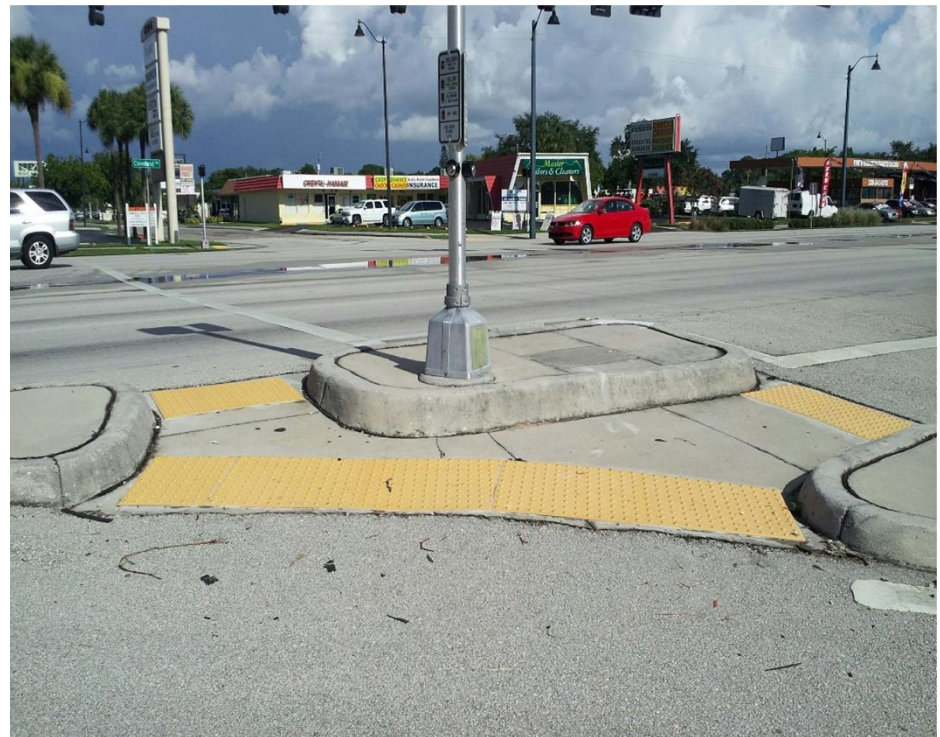
- ◆ Spaces no greater than 1/2-in. wide in one direction
- ◆ Elongated openings placed so that the long dimension is perpendicular to the dominant direction of travel



# Accessible Route

## Raised Traffic Islands

- ◆ Cut through level with the street, OR...



# Accessible Route

## Raised Traffic Islands

- ◆ Curb ramps at both sides and a level area at least 48" long between the curb ramps



# Accessible Route

## Raised Traffic Islands

- ◆ Cut through level with the street, OR...
- ◆ Curb ramps at both sides and a level area at least 48" long between the ramps



# Protruding Objects

## Circulation Paths

- ◆ If leading edge 27"– 80" from ground surface, object may protrude max. 4" from a wall



- ◆ If leading edge 27"– 80" from ground surface, object may protrude max. 12" from post



# Protruding Objects

## Circulation Paths

- ◆ Between double posts  $> 12''$  apart, low edge  $27''$  max. from ground surface
- ◆  $80\text{-in.}$  min. clear headroom from single post or between double posts  $> 12''$  apart





# Protruding Objects

## Circulation Paths

- ◆ What could possibly go wrong in this picture?



# Protruding Objects

## Circulation Paths

- ◆ What about cantilevered drinking fountains? They are required for wheelchair access, right?

Okay, if 27" high exactly

**WHY?**

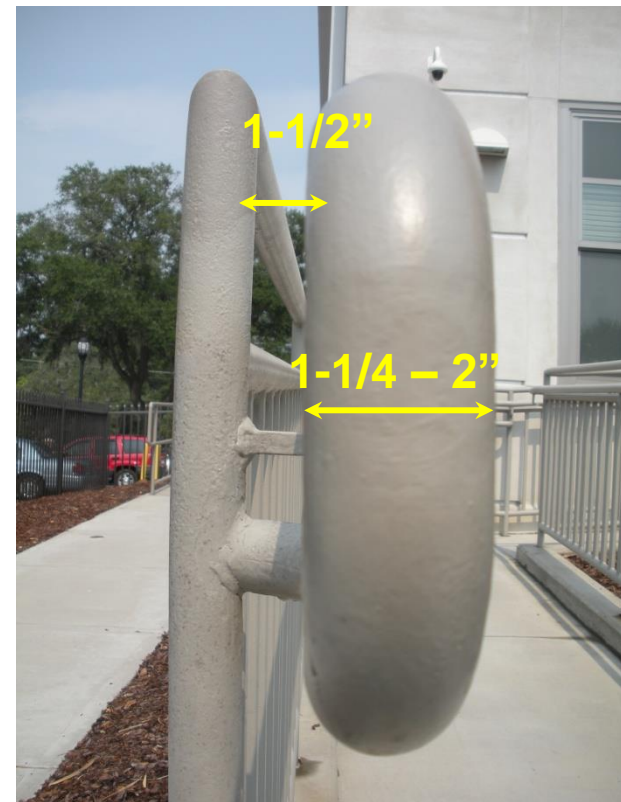


# Handrails

Ramps, Stairs and Level Walkways (if used)

## ◆ Characteristics

- 34 – 38” to top of rail
- 1-1/4 – 2” diameter, OR  
perimeter dimension 4 – 6-1/4”
- rounded, grippable cross-section
- 1-1/2” from side wall



# Stairs

Only When Part of a Required Means of Egress

- ◆ Uniform rise and tread width
- ◆ Min. 11” tread
- ◆ No open risers
- ◆ Nosing
  - not abrupt
  - maximum 1/2” radius curvature



# Stairs

## Handrails

- ◆ 34 – 38” high to gripping surface, both sides of stairs
- ◆ 1-1/2” clear to wall
- ◆ Top extension horizontal, one tread width beyond top riser
- ◆ Handrail end must return to post, wall or landing
- ◆ Bottom extension at slope, one tread width beyond bottom riser.



Can this extension ever be shortened or eliminated?

Note: Skateboard restrictors cannot be used. Why?

# Ramps

## Application

- ◆ If vertical elevation change  $> \frac{1}{2}$ "
- ◆ If slope  $> 1:20$  (5%)
- ◆ 36" minimum width



# Ramps

## Slopes

- ◆ 1:12 to < 1:16 – max. rise 30”
- ◆ 1:16 to < 1:20 – max. rise 30”

Can a ramp ever be steeper than 1:12?

Exception for alterations but never steeper than 1:8



# Question.....

Can a ramp be longer than 30' between landings?





# Answer.....

**YES**

- ◆ 1:12 to < 1:16 – **max. rise 30”** (30’ to 40’)
  - exception for alterations but never steeper than 1:8
- ◆ 1:16 to < 1:20 – **max. rise 30”** (40’ to 50’)

**Slope at 5% (1:20) or less NOT a RAMP**

# Ramps

## Landings

- ◆ Landing minimum 60" length and width if change of direction
- ◆ Less than 1:48 slope in any direction



# Ramps

## Landings

### Why are curved ramps not recommended?

- ◆ Avoid compound slopes that exceed maximum standards
- ◆ Avoid landing slopes  $> 1:48$



# Ramps

## Handrails

- ◆ Both sides of ramp runs if rise  $> 6''$   
(No handrail required if rise  $6''$  or less)
- ◆ Inside railing continuous at switchbacks



# Ramps

## Handrails

- ◆ Extend 12” from ends of ramp parallel to landing surface at top and bottom of ramp
- ◆ Handrail end must return to post, wall or landing



# Ramps

## Handrails

- ◆ Improper handrail design? **Why?**



# Ramps

## Edge Protection – Ramps and Landings

- ◆ Curb or barrier preventing passage of 4” diam. sphere, OR
  - ◆ 12” extended width on sides beyond handrails
- Why?**



# Ramps

## Edge Protection – Ramps and Landings



- ◆ Wheelchair wheels?
- ◆ Stroller wheels?



- ◆ Children?
- ◆ Cane and crutch tips?



# Edge protection.....

Period....



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# Curb Ramps

- ◆ Must not project into the travel way



# Curb Ramps

- ◆ Located outside of disabled parking spaces and access aisles



# Curb Ramps

Non-compliant

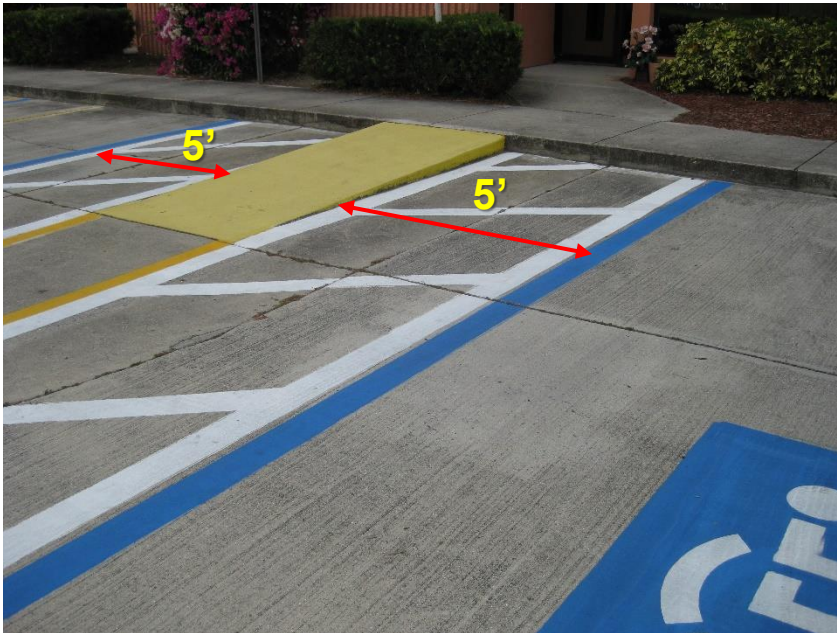
- ◆ Located outside of disabled parking spaces and access aisles



# Curb Ramps

Non-compliant

- ◆ Located outside of disabled parking spaces and access aisles



# Curb Ramps

## Transitions

- ◆ 36-in. deep x full width of ramp for landing size at top of curb ramp (new construction)



# Curb Ramps

## Transitions

What is the maximum slope of flared sides?

Maximum slope of flared sides shall be 1:10

...OR, alterations exception: if 36-in. top landing is unachievable, 1:12 is the maximum slope



# Detectable Warnings

Use

◆ Curb ramps (DOT only)



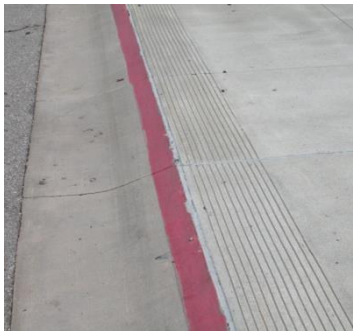
◆ Transit boarding platforms



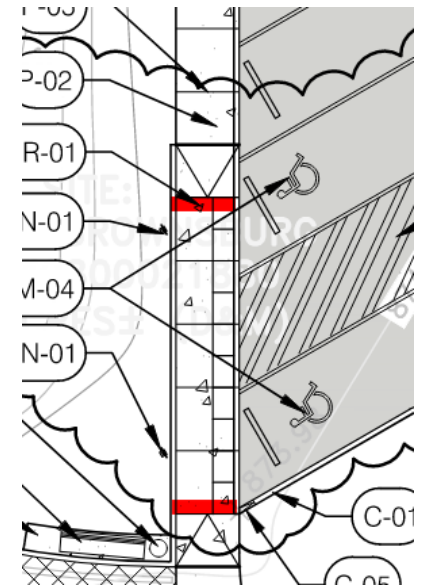
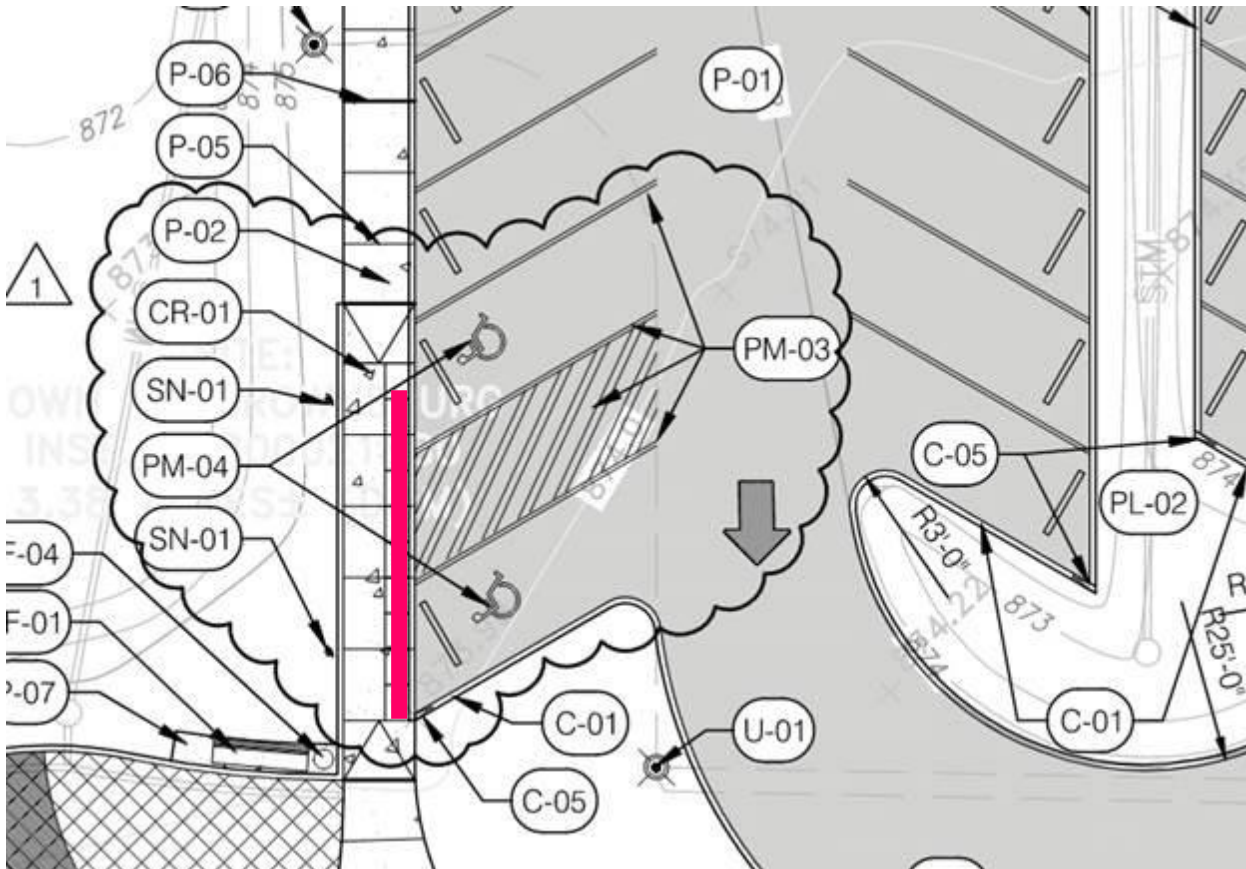


# Detectable Warnings

Private Property – Standard not ADA required  
Some options below:

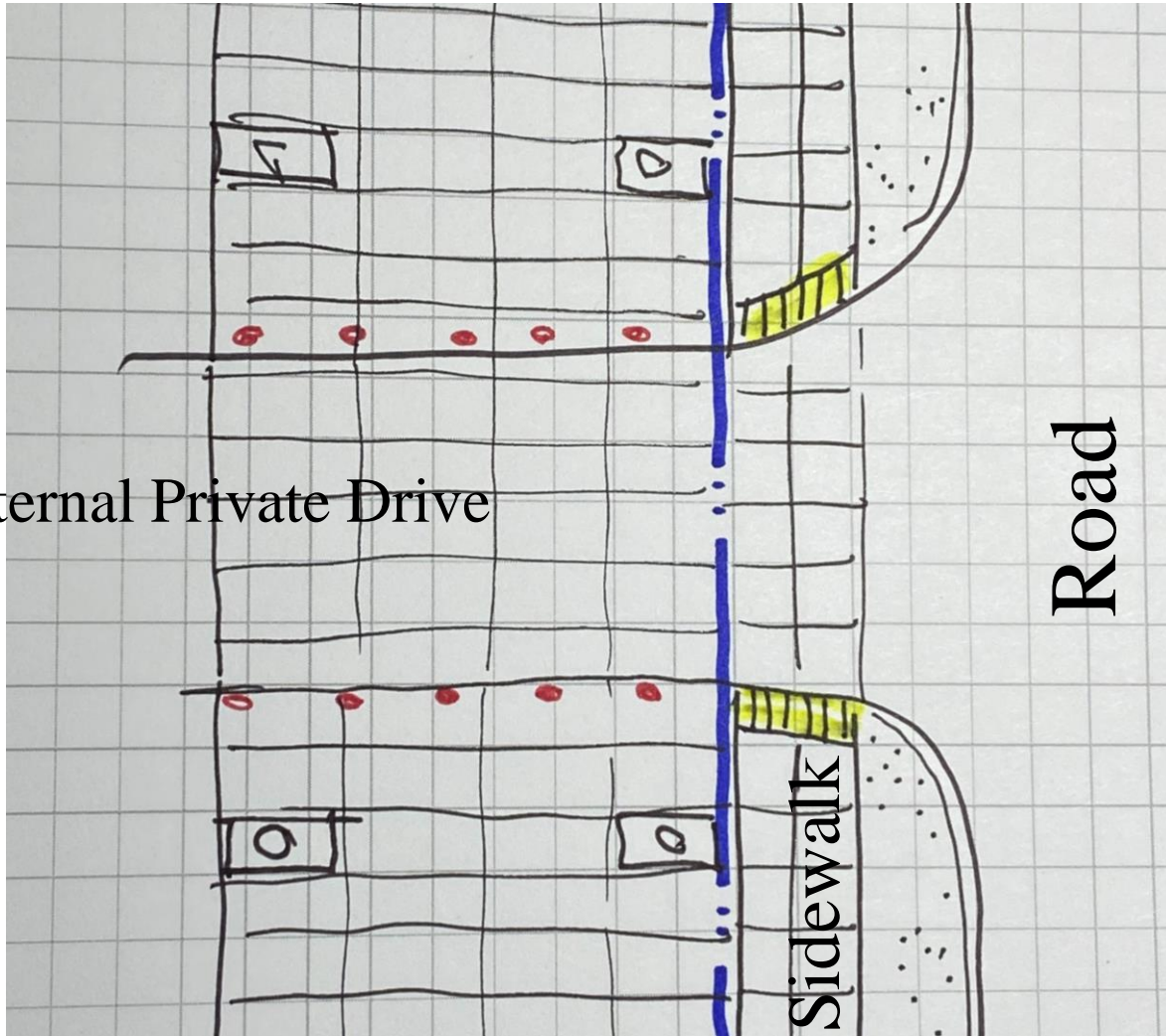


# Detectable Warning or not?

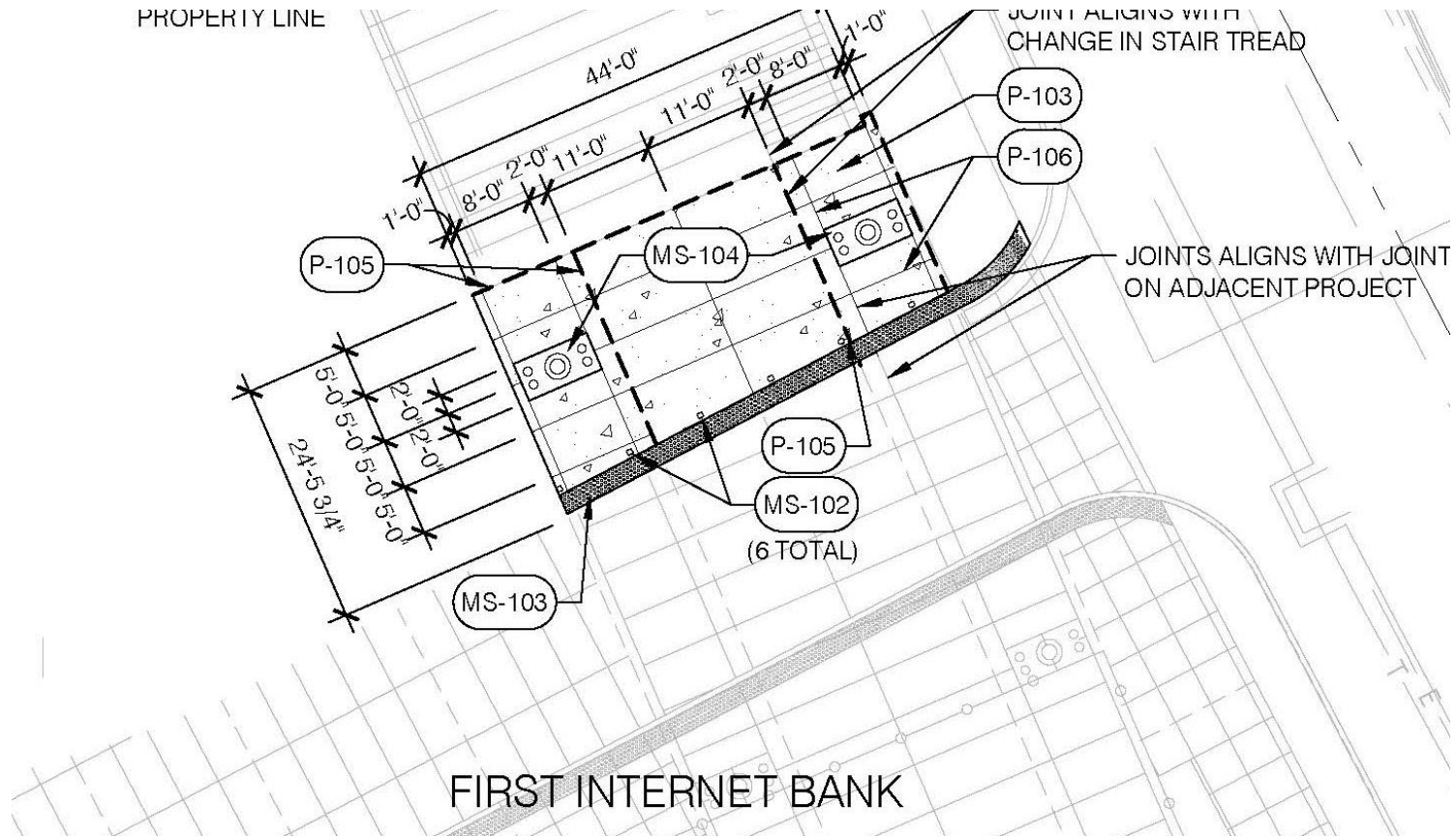


# Detectable Warning or not?

Internal Private Drive



# Detectable Warning or not?



# Passenger Loading Zone

- ◆ One accessible passenger loading zone per 100' loading zone space
- ◆ **What are the 3 components of a PLZ**
- ◆ Marked 60" wide access aisle at same level as pull-up space
- ◆ Required on these facilities even when no PLZ planned:
  - Valet parking
  - Medical and long-term care where stay >24 hrs



# Passenger Loading Zone

- ◆ Does this Passenger Loading Zone meet the Standards?



# Accessible Parking Spaces

- ◆ Summary of required quantities (round up)
  - 1 per 25 vehicles up to 100 (4 total), plus
  - 1 per 50 vehicles up to 200 (6 total), plus
  - 1 per 100 vehicles up to 500 (9 total)
  - 1 in 6 accessible spaces shall be van space when appropriate (In Florida van & vehicles the same EXCEPT for height – which is?...) 98”
  - special requirements for medical, theme parks, residential



# Location of Parking and Accessible Route

- ◆ Accessible parking spaces serving a particular building shall be located on the **shortest accessible route**
- ◆ Spaces shall be located to not compel the user to pass behind parked vehicles other than his or her own



Does this parking area comply with the requirements?



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# Location of Parking and Accessible Route

- ◆ Accessible parking spaces serving a particular building shall be located on the shortest accessible route
- ◆ Spaces shall be located on an accessible route that must not compel the user to pass behind parked vehicles other than his or her own



What about accessible route marking?

# Location of Parking and Accessible Route

## What about grass overflow or temporary unpaved lots?

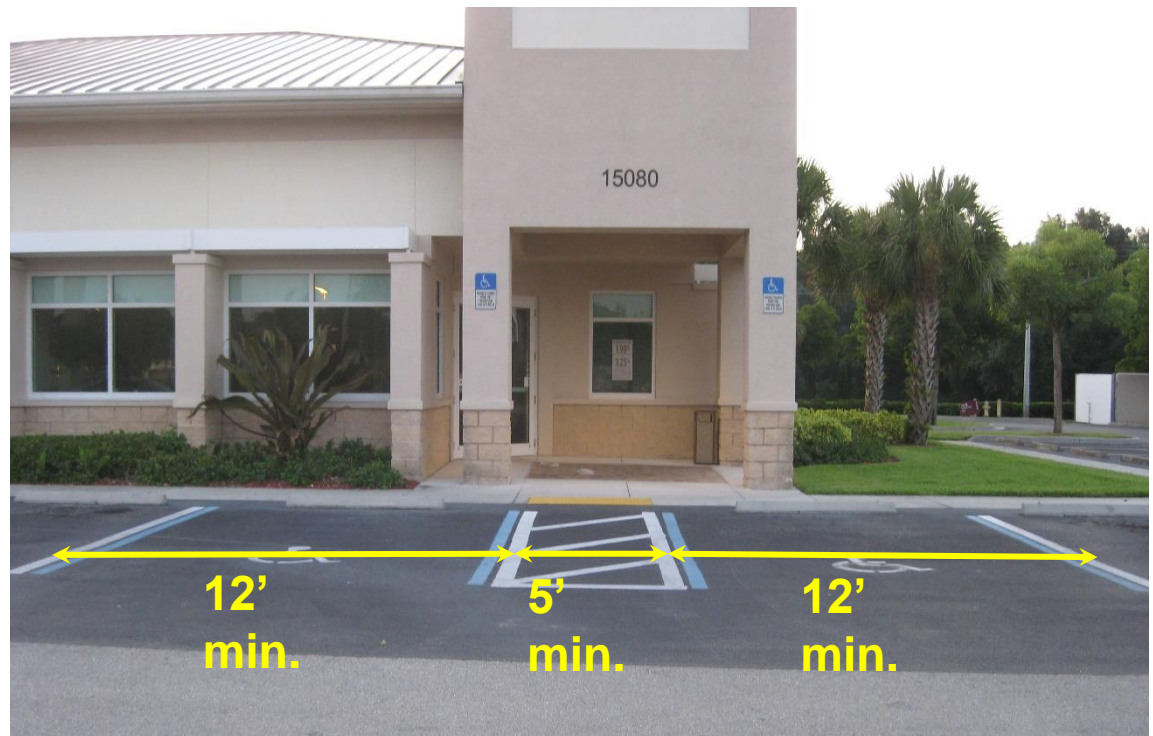
- ◆ Required for temporary and unpaved parking lots
- ◆ Parking spaces permitted to be located in different parking facilities if greater accessibility provided



# Accessible Parking Spaces

## ◆ Car (Van)

- min. 12' wide space + 5' aisle
- 2 spaces may share an aisle
- aisle must be marked
- space and aisle slope 1:48 max. in any direction
- sign required for each space
- (min. 98" vertical clearance)



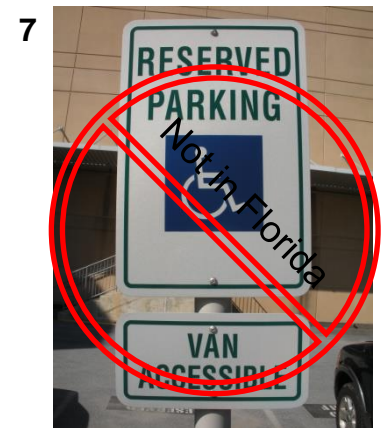
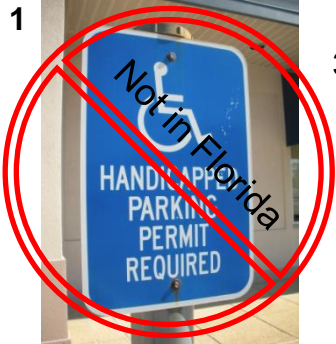
# Accessible Parking Signs

- ◆ International symbol of accessibility
- ◆ “Parking by Disabled Permit Only”
- ◆ Must indicate the penalty for illegal use of the space.
- ◆ Mounting height 60” min. to bottom of sign
- ◆ “Van Accessible” where required (informative, not restrictive)

## Florida

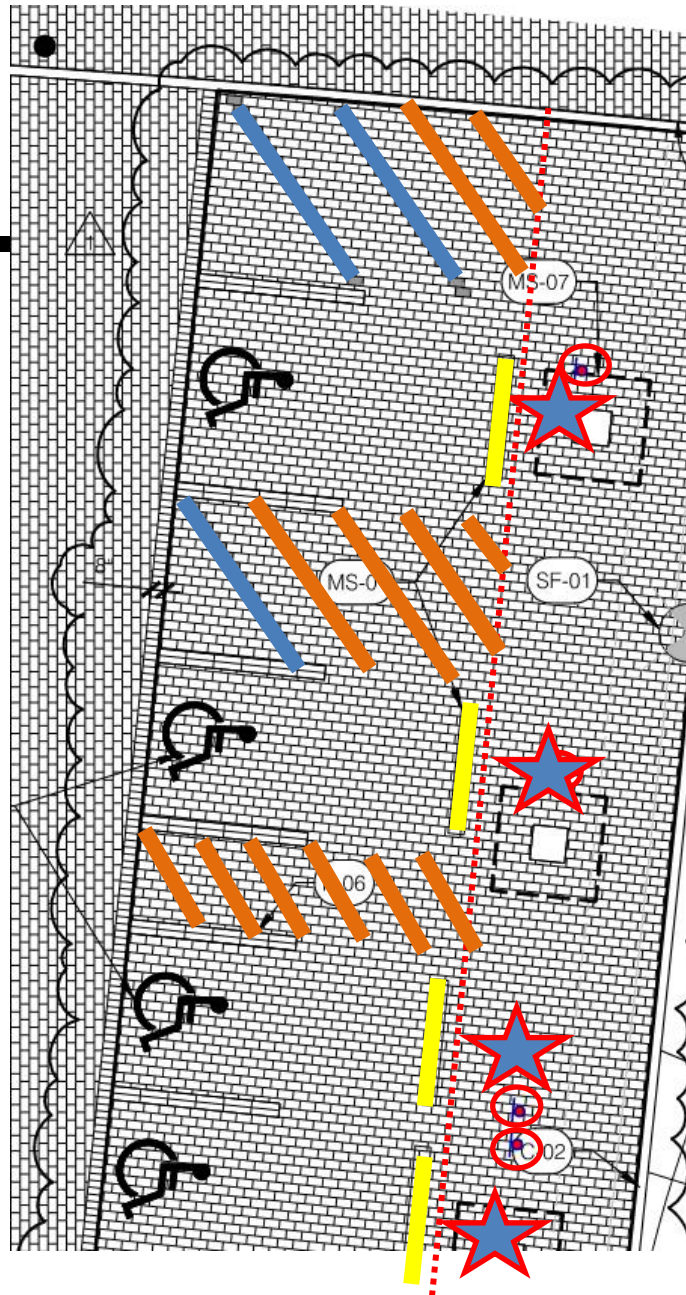


# Accessible Parking Signs



# Example

- ◆ Where do the signs go?
- ◆ Is more striping needed for the aisle?



# Accessibility Standards for Recreation Facilities

- ◆ ADA standards specifically address:
  - recreational boating facilities
  - fishing piers and platforms
  - golf facilities
  - miniature golf facilities
  - play areas
  - public swimming pools, wading pools and spas
  - amusement rides
  - other recreational facilities
- ◆ **But are access requirements limited to these facilities?**



# Recreational Boating Facilities

## Boat Slips

- ◆ Number of total slips based on average 1 slip per 40' of dock edge if not defined
- ◆ Min. 1 accessible slip for up to 25 total slips provided, 3 for 100 slips provided, etc.
- ◆ Disperse among different types of slips



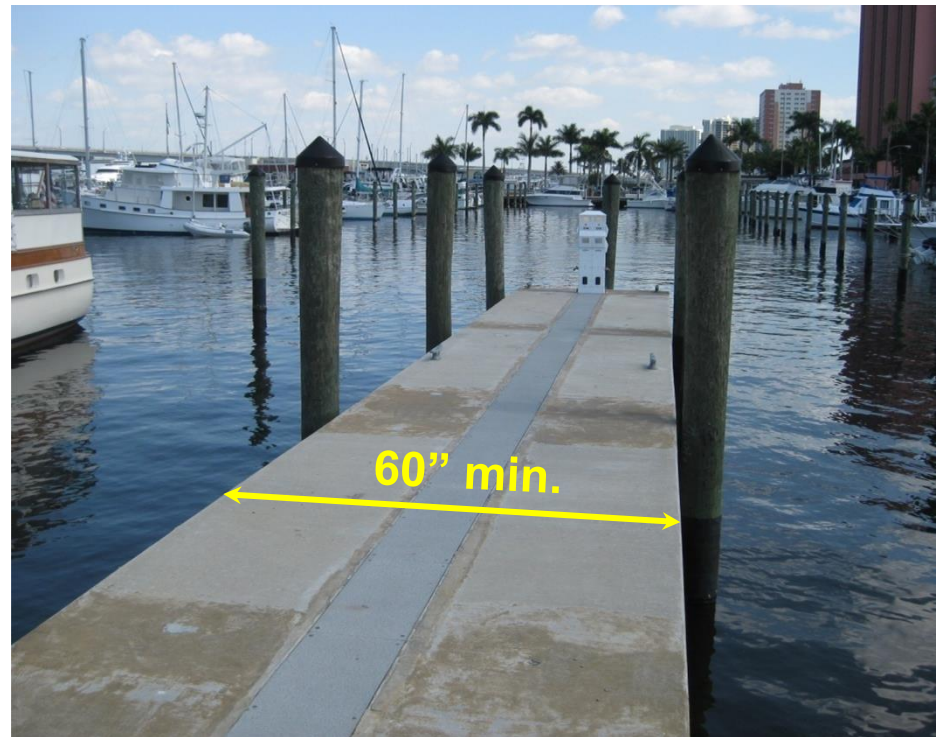
Dispersion is a common theme in the ADA Standards.



# Recreational Boating Facilities

## Boat Slip Piers

- ◆ 60-in. clear width on pier
- ◆ 36-in. clear width permitted with limitations in specific instances
- ◆ Edge protection not required



# Recreational Boating Facilities

## Boarding Piers at Boat Launch Ramps

- ◆ No less than one boarding pier must be accessible
- ◆ Refer to detailed gangway criteria



# Recreational Boating Facilities

## Boarding Piers at Boat Launch Ramps

- ◆ Accessible parking requirements apply
- ◆ **What other vehicles should be considered for specialized accessible parking?**

- RV's
- camping trailers

### **Which are exempt?**

- trucks
- buses
- delivery vehicles



# Fishing Piers & Platforms

- ◆ Specifically designed and constructed for fishing
- ◆ Clear seating and turning space
- ◆ Railings not required
- ◆ Where railings are used:
  - provide max. 34" height for 25% of railing
  - well dispersed
  - 12" extension beyond inner face of railing, OR 2" high min. edge protection



# Golf Facilities

## Accessible Elements

- ◆ Accessible route required to connect...
  - bag drop
  - cart rental area
- ◆ ...and onto...
  - teeing grounds
  - putting greens
  - weather shelters
- ◆ ...and onto at least 5% but no fewer than one of...
  - practice putting greens
  - driving range stations



# Miniature Golf Facilities

## General Course Considerations

- ◆ 50% holes accessible
- ◆ Accessible holes either consecutive, or with one break in sequence
- ◆ If break in sequence, 18th hole must be accessible
- ◆ If consecutive, last accessible hole must have accessible route to entrance or exit without traveling through another hole



Who here has designed an accessible miniature golf course?

# Play Areas

## Accessible Route and Ground Surfacing

- ◆ Accessibility to, into and within the play area



# Play Areas

## Essential Concepts

- ◆ Scoping, quantities and access to ground level and elevated components treated separately





# Play Areas

## Essential Concepts

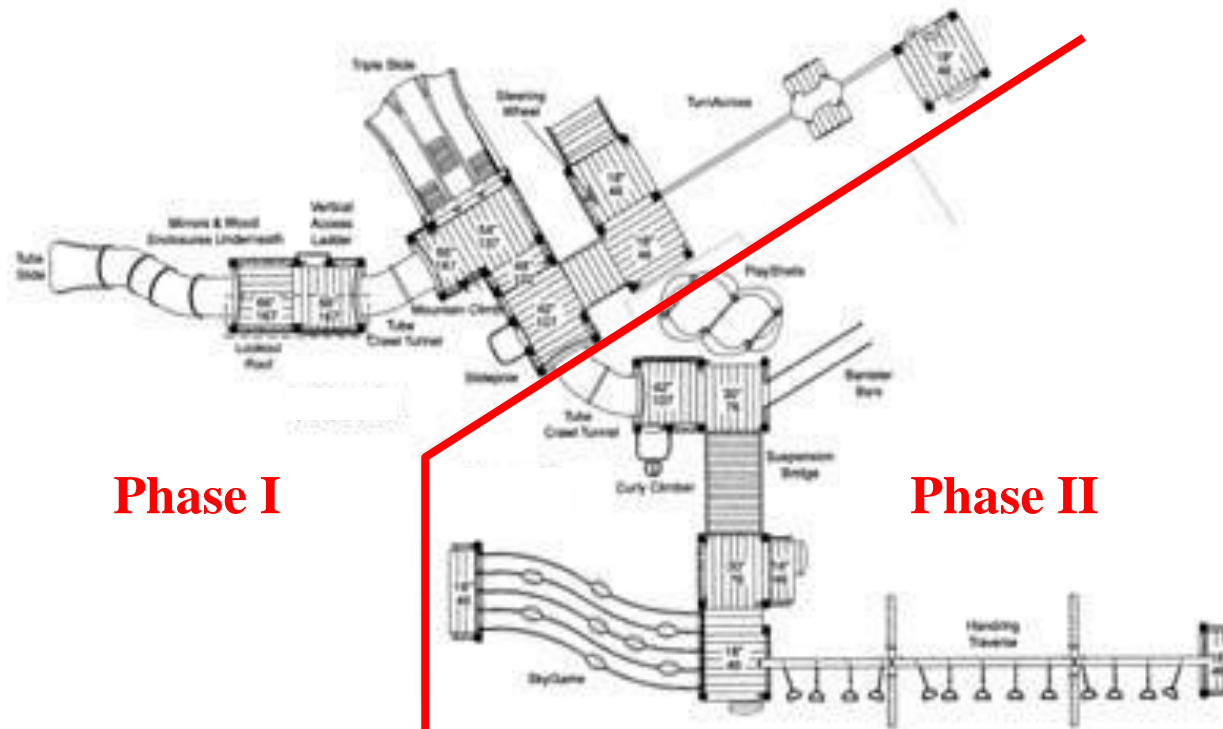
- ◆ Elevated component access
  - transfer system
  - ramp



# Play Areas

## Phased Construction

- ◆ Must meet play area accessibility standards in each phase



# Swimming Pools

## Access – Primary

- ◆ Two accessible means of entry unless:
  - < 300 l.f. perimeter pool wall
  - specialty pool
- ◆ One of which must be either:
  1. Lift
    - used in less than 48-in. water depth, OR...



# Swimming Pools

## Access – Primary

### 2. Sloped entry

- o to 24” min. – 30” max. water depth
- o 33 – 38” width between handrails
- o no handrail extension required at bottom



# Swimming Pools

Access – Primary

- ◆ Public Pools,
- ◆ Club Pools
- ◆ Private Pools serving more than a single family

PERMANENT

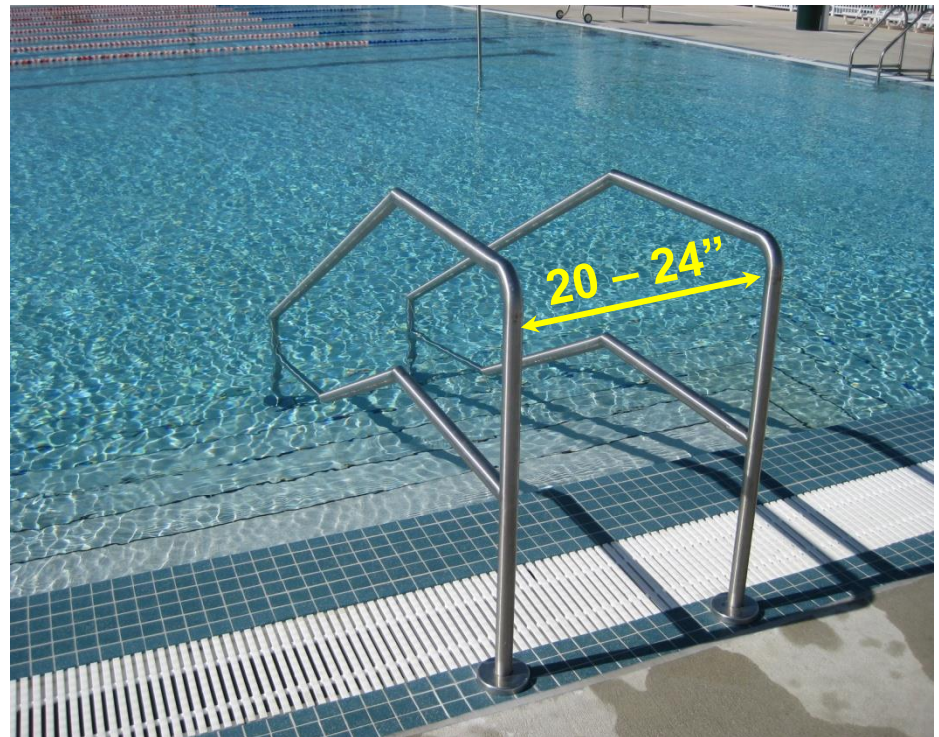


What's missing on this high-end new condo?

# Swimming Pools

## Access – Secondary

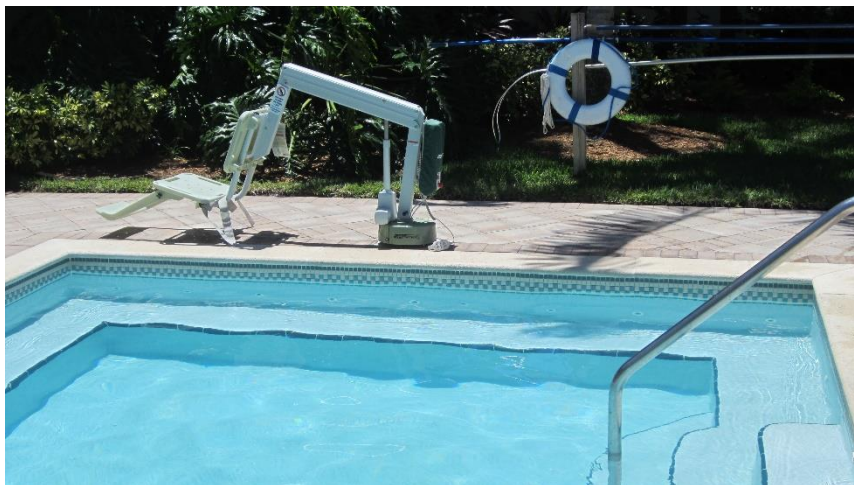
- ◆ Secondary means of entry may include:
  3. Transfer wall
  4. Transfer system
  5. Stairs
    - 20 – 24” width between handrails (no extensions required)



# Spas

## Access

- ◆ One entry required
- ◆ Permitted entry systems
  - transfer wall
  - transfer system
  - lift



# Other Recreation Facilities

Accessibility Required

## ◆ Field sports



## ◆ Court sports



How is this different than playground access requirement?



# Other Recreation Facilities

## Accessibility Required

- ◆ Team or player, and spectator seating areas
- ◆ Florida requires accessibility to all recreation facilities. If not specifically noted, plan on minimum of one and up to 5% of quantity provided.



# ABA Standards

## Outdoor Developed Areas

- ◆ The Architectural Barriers Act (ABA) Accessibility Standards apply to most federal facilities and mirror the ADA Accessibility Standards. They include standards for “Outdoor Developed Areas”
- ◆ These standards represent “state-of-the-art” guidelines for accessible design under the ADA



# Outdoor Developed Areas

## Scope

- ◆ Standards affecting only federal lands
- ◆ Guidelines, “Best Practices,” when used elsewhere
- ◆ Facilities
  - trails
  - beach access routes
  - picnicking
  - camping
  - viewing areas



# Outdoor Developed Areas

## Scope (Guidelines)

- ◆ Outdoor constructed features at facilities
  - picnic tables
  - fire rings and fireplaces
  - grills and wood stoves
  - trash and recycling containers
  - water spigots
  - utilities
  - rinsing showers
  - benches
  - telescopes and periscopes



# Outdoor Developed Areas

## Trails (Guidelines)

- ◆ Trails are “pedestrian” routes for outdoor recreation purpose
- ◆ Trailhead sign that describes trail characteristics
- ◆ Firm and stable surface
- ◆ Standards differ among paved, wood decking and other surfaces



What characteristic is missing from the accessible route standard?

# Outdoor Developed Areas

## Beach Access Routes (Guidelines)

- ◆ One accessible route per ½ mile of new beach access development
- ◆ Extend to high tide (MHW)
- ◆ Permanent or removable
- ◆ Firm and stable
- ◆ 60” min. width
- ◆ Dune crossovers require handrails and edge protection



**What is the most often overlooked requirement to achieve full compliance?**

# Outdoor Developed Areas

## Picnic Tables (Guidelines)

- ◆ 20% but no fewer than 2 tables, if more than 2 are provided
- ◆ Accessible - and on an accessible route
- ◆ Dimensional clearances



# Outdoor Developed Areas

## Grills and Trash Containers (Guidelines)

- ◆ 20% but no fewer than 2, if more than 2 are provided
- ◆ Cooking surface 15 – 34” off ground surface
- ◆ 48” x 48” on all useable sides





# Outdoor Developed Areas

## Benches (Guidelines)

- ◆ 20% but no fewer than 2, if more than 2 are provided
- ◆ 36" x 48" clear space at end



# PROWAG

## Public Right of Way Accessibility Guidelines

- ◆ In 2011, the Access Board issued proposed “Accessibility Guidelines for Pedestrian Facilities in the Public Right of Way”



# PROWAG

## Public Right of Way Accessibility Guidelines

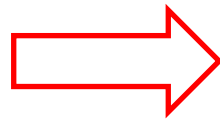
- ◆ In 2013 the proposal was expanded to include Shared Use Paths



# PROWAG

## Public Right of Way Accessibility Guidelines

◆ Federal Highway  
Administration  
FHWA



◆ Florida Department of  
Transportation  
FDOT

- if you use a guideline then it becomes your standard (from a regulatory side).
- adapted some at Florida level. 2016 Green Book

*Guidelines - not Standards...*  
*where ADA Standards don't address an issue*

# Public Right-of-Way

## Curb Ramps

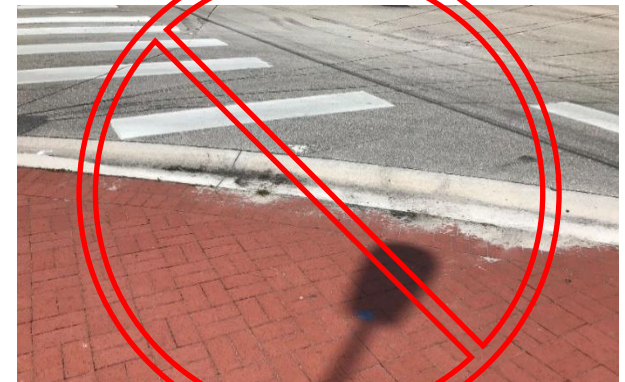
### ◆ Truncated Domes

- 24” minimum depth
- whole width of the ramp
- contrasting color
- set along curb line or perpendicular to path of travel/crosswalk.



# Public Right-of-Way

## Curb Ramps



ASLA  
FLORIDA

# Public Right-of-Way

## Audible Pedestrian Signal



### ◆ Sight Impaired

- set parallel to crosswalk/perpendicular to roadway
- button with raised arrow

# Public Right-of-Way

## General Accessibility Issues

### ◆ Full sight impaired

- use the raised curb to understand where they are
- hear traffic
- concern with protruding elements

### ◆ Sight impaired

- contrast very important (truncated domes & crosswalk delineation)
- audible crossing signal
- concern with protruding elements

### ◆ Physical mobility issues

- even 2% cross slope is difficult
- width and clearance imperatives
- Don't like truncated domes



# Public Right-of-Way

## Pedestrian Accessible Route

- ◆ Sidewalks on the side of a roadway may follow the slope of the roadway, even if exceeding 1:20 – if there is no room within the ROW to resolve it.
  
- ◆ Pedestrian Access Route (PAR) Widths
  - 3' wide wheelchair
  - 3.5' for crutches
  - 4' for user with assistance.
  - 6' for two wheelchairs side by side
  - 5' turning radii
  - 5' two people side by side

# Public Right-of-Way

Ownership/Liability

Federal  
State  
Local

- ◆ Public sector required to have a ‘Transition Plan’ – to bring all pedestrian facilities up to accessibility standards.

*Is a town responsible for all intersection curb ramps within their boundary?*

# Public Right-of-Way

Ownership/Liability

Federal  
State  
Local

- ◆ Public sector required to have a ‘Transition Plan’ – to bring all pedestrian facilities up to accessibility standards.

*Is a town responsible for all intersection curb ramps within their boundary?*

*The jurisdiction who owns that section of road is responsible. A town may have all three of the above.*

# Compliance Reports

## ◆ Existing Developments



### Common Areas:

Photo 41 and 44 – There is no accessibility to the table. One of the (2) tables is required to have ADA accessibility. **Non Compliant.**

42 – Banding pavers are sloping towards curb. **Safety.**

43 – Entry to building accessible. **Compliant.**

45 – Crosswalk from Building 600 east toward Building 500. No issues. **Compliant.**

46 – Turning area must be 5'x5' (currently only 3'x3') and is not ADA accessible. **Non Compliant.**

47 – A few pavers have lifted. Repair and reset as necessary. **Safety.**

ADA accessible routes are provided accessing both buildings and the accessible walks from parking lot to the building are closely located to marked. The paths connecting from the sidewalks to the building on ADA walks but are required to have signage directing to the closest ADA

There are areas that may not be an ADA accessibility issue but rather the stairs in the walks leading to the sidewalks on the north side show areas within the covered walks on the north side of both buildings that to the grade level. Soil has eroded and the drop creates a fall hazard should also be considered.

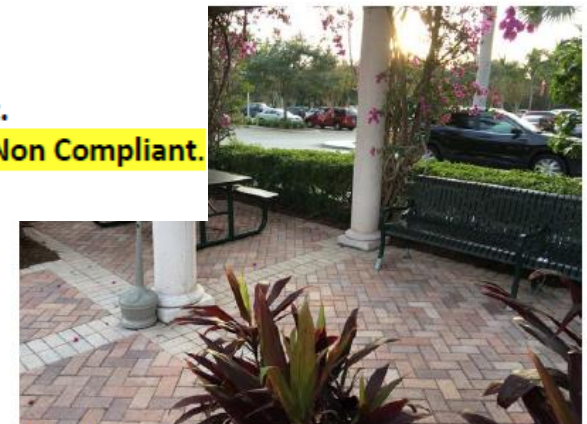


Photo 44

The following is a detailed account of the ADA and safety observations in the common areas of University Commons. The numbers below correspond to the attached site photos. Immediate issues to be addressed are highlighted.

### Building 500:



# Questions