Accessible Means Of Egress

New ADA Standards

DOJ’s 2010 standards (mandatory as of March 15)

Based on the Board’s ADA-ABA Guidelines (2004)
Standards

• Department of Transportation’s ADA Standards

• Federal Standards for the Architectural Barriers Act – General Services Administration, Department of Defense and US Postal Service

UNITED STATES ACCESS BOARD

ADA Standards

207 Accessible Means of Egress


UNITED STATES ACCESS BOARD

EXCEPTIONS: 1. Where means of egress are permitted by local building or life safety codes to share a common path of egress travel, accessible means of egress shall be permitted to share a common path of egress travel.

2. Areas of refuge shall not be required in detention and correctional facilities.

UNITED STATES ACCESS BOARD
ADA Standards


United States Access Board

IBC Definitions

"Means of Egress. A continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way. A means of egress consists of three separate and distinct parts: the exit access, the exit and the exit discharge."


United States Access Board

IBC Definitions

"Exit Access. That portion of a means of egress that leads from any occupied portion of a building or structure to an exit."


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IBC Definitions

“Exit. That portion of a means of egress system which is separated from other interior spaces of a building or structure by fire-resistance-rated construction and opening protectives as required to provide a protected path of egress travel between the exit access and the exit discharge.”


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IBC Definitions

“Exit. Exits include exterior exit doors at ground level, exit enclosures, exit passageways, exterior exit stairs, exterior exit ramps and horizontal exits.”


United States Access Board

IBC Definitions

“Exit Discharge. That portion of a means of egress system between the termination of an exit and a public way.”


United States Access Board
IBC Definitions

“Accessible Means of Egress. A continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit or a public way.”


New Construction

The requirements for Accessible Means of Egress are a new construction requirement.

These requirements do not apply to alterations to existing facilities.

Minimum Number

At least one accessible means of egress is required from accessible spaces. (Spaces required to be on an accessible route.)

Where more than one means of egress is required, at least two accessible means of egress must be provided.
At Least Two Means

Components

- Accessible Routes
- Stairways within Exit Enclosures
- (Areas of Refuge)
- Elevators
- Platform Lifts
- Horizontal Exits
- Smoke Barriers
- Exterior Area of Rescue Assistance

Accessible Routes
Exit Enclosure Stairways can Include Areas of Refuge

**Areas of Refuge**

- Smoke and fire protected areas – usually provided in an exit enclosure
- Number of wheelchair spaces dependent on building occupancy loads
- Generally not required where an automated sprinkler system is provided

**Areas of Refuge**

Must have an accessible two-way communication system connected to a central control point
Areas of Refuge

Must Have Signage

Elevators

Stand-by Power and Emergency Signaling Devices Required

Only used with the supervision of Fire Rescue Personnel

Platform Lifts

Stand-by Power Required
Horizontal Exits

- A
- B
- Fire and Smoke Barrier

Questions?