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Accessibility and the ADA: Facility Standards Update

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Accessibility and ADA: Facility Standards Update

Technical Specifications:
Chapters 3 - 7

Today’s Agenda

- Chapter 3: Building Blocks
- Chapter 4: Accessible Routes
- Chapter 5: General Site and Building Elements
- Chapter 6: Plumbing Elements and Facilities
- Chapter 7: Communication Elements
- Questions
HIGHLIGHTS
Chapter 3: Building Blocks

What’s in Chapter 3?

• 301 General
• 302 Floor or Ground Surfaces
• 303 Changes in Level
• 304 Turning Space
• 305 Clear Floor or Ground Space
• 306 Knee and Toe Clearance
• 307 Protruding Objects
• 308 Reach Ranges
• 309 Operable Parts

Changes in Level

• 1991:

• 2010:

Figure 303.3 illustrates a vertical change in level of 1/4 inch combined with an additional 1/4 inch change in level, beveled at a ratio of 1:2, for a total change in level of 1/2 inch.
Knee Clearance

- **1991:** Knee/toe clearances specified in various sections
- **2010:** All knee/toe clearance requirements refer to “Building Blocks” section 306

Reach Range

- **1991:**
  - Forward approach: high 48” AFF max.; 15” AFF min.
  - Side approach: high 54” AFF max.; low 9” AFF min.
- **2010:** Same for forward or side approach
  - High 48” AFF max.; low 15” AFF min.
  - Advisory for children’s reach ranges, based on age groups

Reach
HIGHLIGHTS
Chapter 4: Accessible Routes

What’s in Chapter 4?
• 401 General
• 402 Accessible Routes
• 403 Walking Surfaces
• 404 Doors, Doorways, and Gates
• 405 Ramps
• 406 Curb Ramps
• 407 Elevators
• 408 Limited Use / Limited Application Elevators (LULAs)
• 409 Private Residence Elevators
• 410 Platform Lifts

Routes on Sites
• New exceptions for accessible routes from site arrival points and within sites where the only means of access is by vehicle
Routes between Stories

- New exceptions related to certain multi-story buildings
  - Two-story public building, one story with occupant load of 5 or fewer people and no public use space
  - Detention/correctional facilities, residential facilities, and multi-story accessible transient lodging guest rooms: route not required to stories not containing or serving spaces required to be accessible
  - Air traffic control tower cabs and floor below
- Exceptions are for the routes to the stories only, not for the spaces or elements on the stories

Routes between Spaces and Elements

- New and revised exceptions
  - "Adaptability" allowed for raised courtroom employee stations (judge’s benches, court reporter’s stations, etc.)
    - NOT for raised public areas (jury boxes, witness stands, attorney areas, etc.)
  - Exceptions for press boxes if ...
    - Located in bleachers, points of entry at one level, aggregate area of all press boxes in facility 500 square feet maximum
    - Free-standing, elevated above grade 12 feet minimum, aggregate area of all press boxes in facility 500 square feet maximum

Routes in Employee Work Areas

- Common use circulation paths in employee work areas must be accessible except ...
  - Located within areas that are less than 1000 square feet and defined by permanently installed partitions, counters, casework, or furnishings
  - Located within areas that are an integral component of work area equipment
  - Located within exterior areas that are fully exposed to the weather
Accessible Entrances

• **1991**: 50% of public entrances, and...
  - Relationship to number of exits required by local codes
  - At least one on ground floor
  - If direct connection from parking garage, at least one accessible

• **2010**: 60% of public entrances
  - No relationship to exits required by local codes
  - No requirement for ground floor entrance
  - If direct connection from parking structure, all accessible

Doors

• Revised specifications for maneuvering clearances
• Clarification of “recessed” doors

Elevators

• New provisions for standard elevators, destination-oriented elevators, and existing elevators
• New sections for limited-use/limited application (LULA) elevators, and residential elevators
LULAs

- Limited Use/Limited Application (LULA) elevators can be used ...
  - Wherever full passenger elevators are not required
  - Wherever platform lifts are allowed
  - Within multi-story mobility-accessible residential dwelling units

What’s in Chapter 5?

- 501 General
- 502 Parking Spaces
- 503 Passenger Loading Zones
- 504 Stairways
- 505 Handrails
Accessible Parking

• New Exemption:
  • Spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or vehicular impound are not required to include accessible spaces as long as public-access lots have accessible passenger loading zones

Valet Parking

• 1991:
  • Exception for valet parking facilities; accessible spaces not required

• 2010:
  • No exception for valet parking facilities; accessible spaces required

Van-Accessible Parking

• 1991:
  • Van-accessible: one of every eight accessible spaces

• 2010:
  • Van-accessible: one of every six, or fraction of six, accessible spaces
Van-Accessible Parking Configuration

- **1991**: Van-accessible space has wider aisle
- **2010**: Wider space instead of wider aisle for van spaces

Access Aisles

- Must be marked to discourage parking in them
- Angled van-accessible parking space access aisles must be on passenger side

Parking: Signs

- New exemptions
  - Signs not required on sites with four or fewer total parking spaces (including accessible spaces)
  - Signs not required for residential facilities where parking spaces are assigned to specific dwelling units
Passenger Loading Zones

- At least one accessible passenger loading zone still required at medical care facilities, but **no longer** required to be “protected from the weather by canopy or roof overhang”
- New requirement for accessible passenger loading zone at vehicle drop-off and pick-up areas at mechanical access parking garages

Chapter 6: Plumbing Elements and Facilities

**HIGHLIGHTS**

**What’s in Chapter 6?**

- 601 General
- 602 Drinking Fountains
- 603 Toilet and Bathing Rooms
- 604 Water Closets and Toilet Compartments
- 605 Urinals
- 606 Lavatories and Sinks
- 607 Shower Compartments
- 608 Grab Bars
- 609 Seats
- 610 Washing Machines and Clothes Dryers
- 611 Saunas and Steam Rooms
Drinking Fountains

• 1991:
  • Parallel approach allowed for certain wheelchair-accessible units

• 2010:
  • Forward approach, centered on unit, and knee and toe clearances required for all wheelchair-accessible units
  • Exception for children’s units
  • New specification for spout height for “high” fountains (for standing people):
    • 38” – 43” above floor

Toilets, Toilet Rooms, and Toilet Compartments

• New Exceptions
  • 50% (rather than all) of “clustered” single-user toilet rooms must be accessible
    • Still 5% for clustered portable single-user toilet or bathing units
  • Toilet rooms in critical or intensive care patient sleeping rooms in medical facilities are NOT required to be accessible

Ambulatory-Accessible Compartments

• Still required where there are six or more toilet compartments provided, or where there are total of six or more toilets and urinals combined
Alterations

• NO MORE “alternate” toilet stalls specified for instances of technical infeasibility; all alterations must comply “to the maximum extent feasible”

Swinging Doors

• New exception
  • Doors may swing over fixture clearances in single-user toilet rooms if clear floor space (at least 30” X 48”) is available beyond the arc

Toilets: Centerline

• Standard: 16” – 18”
• Ambulatory: 17” - 19”
Toilets: CFS
• Clear floor space in standard wheelchair-accessible compartment or single-user room allows side approach
  • Exception for residential dwelling units

Toilets: Rear Grab Bar
• New exception allows 24” rear wall grab bar where wall space is limited by adjacent recessed fixture

Toilets: Paper Dispensers
• 1991:
  • Requirements not specified in text; shown in figures
  • 36” max. from rear wall to front of dispenser
  • 19” min. above floor to centerline of dispenser
• 2010:
  • 7” – 9” in front of toilet to centerline of dispenser (no relation to rear wall)
  • Height of paper outlet 15” - 48” above floor
Where’s the Paper?

- **CAUTION**: Not all area indicated by shading is available for location of toilet paper dispenser outlet if dispenser projects from wall: must maintain clearances required for use of grab bar (12" min. above and 1 ¼" min. below bar).

![Diagram showing required position of toilet paper dispenser outlet between 7 inches and 9 inches in front of the leading edge of the toilet, and between 15 inches and 48 inches above the floor.]

HIGHLIGHTS

Chapter 7: Communication Elements and Features

What’s in Chapter 7?

- 701 General
- 702 Fire Alarm Systems
- 703 Signs
- 704 Telephones
- 705 Detectable Warnings
- 706 Assistive Listening Systems
- 707 Automatic Teller Machines and Fare Machines
- 708 Two-Way Communications Systems
Fire Alarm Systems

- Employee work areas with audible alarm coverage: wiring system must be designed to facilitate future integration of visible alarm devices
- Visible alarms not required in existing facilities unless existing alarm system upgraded or replaced, or new system installed

Fire Alarms

- Standards reference model code (NFPA 1999 or 2002) to a great extent (which allows some visible alarms to be mounted on ceilings), but ...
  - Both audible and visible alarms must be permanently installed (yes, in communication-accessible hotel rooms, too!)
  - Sound level of audible alarms not to exceed 110 dB

Signs

- Location of tactile signs
Detectable Warnings

• 1991:
  • Curb ramps
  • Hazardous vehicular areas
  • Reflecting pools
  • Transit platforms

• 2010:
  • Rail platforms only

... but don't forget DOT's rule for transportation facilities!

Assistive Listening Systems

• 1991:
  • Permanent systems in assembly areas where audible communication is integral and with
    • Occupant load of at least 50 people, OR audio-amplification, AND
    • Fixed seating

• 2010:
  • Systems provided in assembly areas where audible communication is integral and with
    • Audio-amplification
    • Courtrooms

Assistive Listening System Receivers

• 1991:
  • Receivers: 4% of total seating capacity

• 2010:
  • Receivers: table (4% in small facilities, fewer in larger facilities)
    • 25% HAC unless entire area looped
    • Can scope combined seating in multiple assembly areas in one building under common management if receivers can be used with all systems
ATMs and Fare Machines

• At least one of each type at each location must be accessible
  • If one facility provides both interior and exterior machines, they are considered separate “locations”

Questions?

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