



# Accessibility and ADA: Facility Standards Update

## Technical Specifications: Chapters 3 - 7

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### 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

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### HIGHLIGHTS

#### Chapter 3: Building Blocks

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### 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




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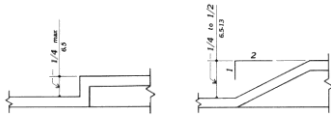
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### Changes in Level



• 1991:



• 2010:

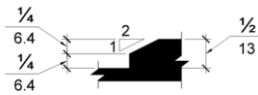


Figure 303.3




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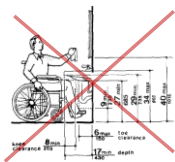
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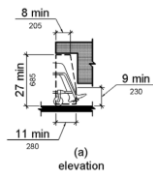
### Knee Clearance



• 1991: Knee/toe clearances specified in various sections



• 2010: All knee/toe clearance requirements refer to "Building Blocks" section 306




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## 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

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## Forward Reach

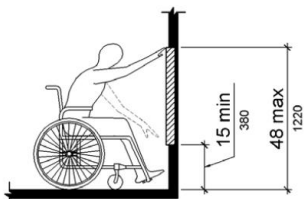


Figure 308.2.1  
Unobstructed Forward Reach

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### HIGHLIGHTS Chapter 4: Accessible Routes

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## 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

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## Routes on Sites



- New exceptions for accessible routes from site arrival points and within sites where the only means of access is *by vehicle*
  - Separate pedestrian routes not required
    - Where parking or passenger loading zones provided, accessibility required, of course

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## 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 *servicing* 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

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# 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.)
  - Accessible route to press boxes, except ...
    - 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

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# 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



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# 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

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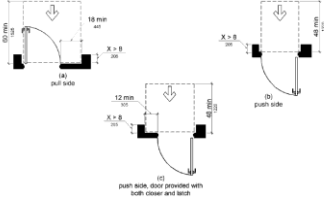
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## Doors



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



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## Elevators



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

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## 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 residential dwelling units

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HIGHLIGHTS

Chapter 5: General Site and Building Elements

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Horizontal lines for notes

What's in Chapter 5?



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

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Horizontal lines for notes

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*



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Horizontal lines for notes

## Valet Parking



- **1991:**
  - Exception for valet parking facilities; accessible spaces not required
- **2010:**
  - NO exception for valet parking facilities; accessible spaces required

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## 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

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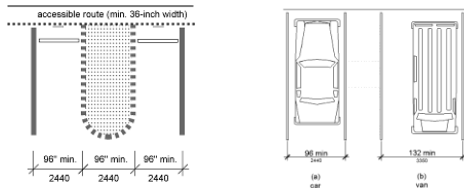
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## Van-Accessible Parking Configuration



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



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## Access Aisles



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

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## 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



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## 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

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### HIGHLIGHTS

#### Chapter 6: Plumbing Elements and Facilities

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### 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

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### 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



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# 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

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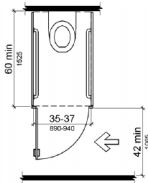
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# Ambulatory-Accessible Compartments



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



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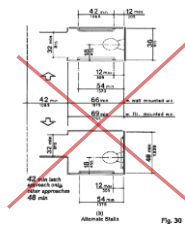
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# Alterations



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



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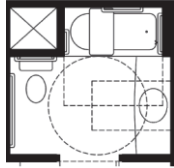
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### Toilets: Rear Grab Bar



- New exception allows 24" rear wall grab bar where wall space is limited by adjacent recessed fixture



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### 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

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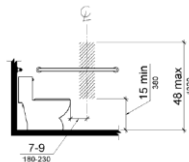
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### Where's the Paper?



- **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 1/2" min. below bar)



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HIGHLIGHTS

Chapter 7: Communication Elements and Features

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Horizontal lines for notes

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

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Horizontal lines for notes

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

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Horizontal lines for notes







Questions?



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Contact Us



- **Mid-Atlantic ADA Center**
  - 1-800-949-4232 V/TTY
  - [www.adainfo.org](http://www.adainfo.org)

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