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:

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

Forward Reach

![Figure 308.2.1 Unobstructed Forward Reach](image)

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
  - Separate pedestrian routes not required
    - Where parking or passenger loading zones provided, accessibility required, of course

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.)
  • 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

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 residential dwelling units
Chapter 5: General Site and Building Elements

HIGHLIGHTS

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
HIGHLIGHTS
Chapter 6: Plumbing Elements and Facilities

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 ¾” min. below bar)
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?

Contact Us

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