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
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
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
HIGHLIGHTS

Chapter 5: General Site and Building Elements
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 ½” 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

• Mid-Atlantic ADA Center
  • 1-800-949-4232 V/TTY
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