



Accessibility and ADA: Facility Standards Update

Technical Specifications: Chapters 8 - 10

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Today's Agenda



- Chapter 8: Special Rooms, Spaces, and Elements
- Chapter 9: Built-In Elements
- Chapter 10: Recreation Facilities
- Questions

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HIGHLIGHTS

Chapter 8: Special Rooms, Spaces, and Elements

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What's in Chapter 8?



- 801 General
- 802 Wheelchair Spaces, Companion Seats, and Designated Aisle Seats
- 803 Dressing, Fitting, and Locker Rooms
- 804 Kitchens and Kitchenettes
- 805 Medical Care and Long-Term Care Facilities
- 806 Transient Lodging Guest Rooms
- 807 Holding Cells and Housing Cells
- 808 Courtrooms
- 809 Residential Dwelling Units
- 810 Transportation Facilities
- 811 Storage



Assembly Area Seating



- Slightly *increased* scoping for wheelchair seating locations in certain smaller venues
- Significantly *decreased* scoping in larger venues
- Much more detailed requirements for dispersion, including regulatory requirements added to guidelines by DOJ
 - Temporary platforms/temporary seating
 - Stadium-style movie theaters



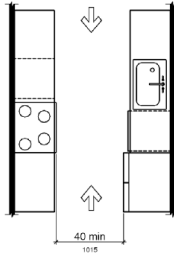
Kitchens and Kitchenettes



- New specifics for appliance controls, storage space, work surfaces, maneuvering clearances, and clearances at appliances and fixtures
 - Requirements and allowances for kitchens in residential dwelling units
 - Added regulatory requirements for kitchens in housing at places of education



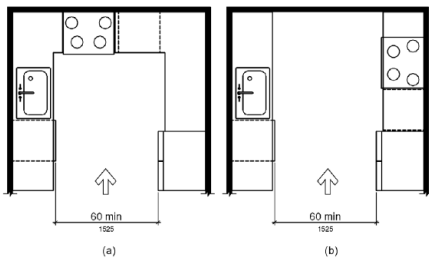
Pass-Through Kitchens



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U-Shaped Kitchens



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No-Cook Kitchens



- Exceptions for kitchen without cook top or conventional range
 - Standard clearances (40" min. for pass-through or 60" min for U-shaped) **not** required
 - Accessible route still required
 - Parallel approach allowed to sink
 - Other accessible features still required (height 34" max., accessible faucet, etc.)

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Medical Care Facilities



- DOJ regulations require medical care facilities that do not specialize in the treatment of conditions that affect mobility to **disperse** accessible patient bedrooms “in a manner that is proportionate by type of medical specialty”



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Transient Lodging



- Charts detail scoping requirements for mobility-accessible rooms and communication-accessible rooms
 - At least one of the mobility-accessible guest rooms shall also be equipped for communication accessibility, *but*
 - Not more than 10% of mobility-accessible guest rooms shall be used to satisfy the requirement for communication-accessible rooms

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Transient Lodging: Multiple Buildings on a Site



- Title III Regulations
 - Separate facilities, built on a common site under one building permit, may combine the number of total rooms to determine scoping IF each facility has fewer than 50 rooms
 - Such facilities are scoped separately if they have more than 50 rooms



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Dispersion



- Dispersion among classes, types, etc.
 - When minimum number does not allow complete dispersion, follow priorities:
 - Type
 - Number of beds
 - Amenities

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Alterations



- Alterations
 - Scope limited additions/alterations projects separately until new construction scoping levels are achieved

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Alterations: Advisory



- Alterations ADVISORY
 - In *alterations* and additions, the minimum required number of *accessible* guest rooms is based on the total number of guest rooms altered or added instead of the total number of guest rooms provided in a facility. Typically, each *alteration* of a facility is limited to a particular portion of the facility. When *accessible* guest rooms are added as a result of subsequent *alterations*, compliance with 224.5 (Dispersion) is more likely to be achieved if all of the *accessible* guest rooms are not provided in the same area of the facility.

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Accessible Guest Rooms

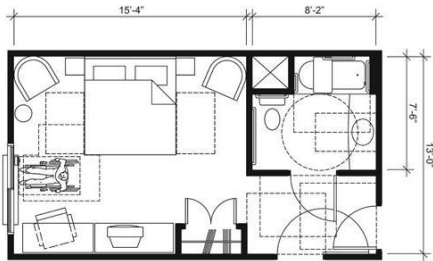


- What's new in the rooms
 - Changes that apply to all types of facilities (toilet centerline position, transfer space at toilets, allowances related to rear wall grab bars, toilet paper dispenser position, features of hand-held shower spray units, permanently installed visible alarm signal devices, etc.), *plus ...*
 - **Vanity counter space provided in accessible rooms must be comparable to that provided in non-accessible rooms**

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Sample Plans: Accessible Guest Rooms



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Housing: Places of Education



- DOJ regulations require housing at places of education to follow TRANSIENT LODGING provisions, plus
 - Accessible route *throughout* multi-bedroom units that include mobility-accessible sleeping room(s)
 - Turning space provided in each room served by accessible route
 - Accessible kitchen, including turning space and an accessible work surface

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Housing at Places of Education: ADA Exception



- Apartments or townhouses leased year-round exclusively to graduate students or faculty, which do not contain any public or common use areas available for educational programming, are subject to requirements for residential facilities (not transient lodging requirements)

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“Elevator Exemption”



- Distinction between Title II and Title III
 - Application of *transient lodging* standards to housing at places of education means entities can not use elevator exemption allowed for *residential facilities, however ...*
 - Traditional elevator exemption available to *private entities* (fewer than 3 stories OR fewer than 3000 sq. ft. per story) is *unchanged*

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Detention and Correctional Facilities



- DOJ: regulatory additions under Title II
 - Increased scoping for mobility-accessible cells: **3%**
 - Dispersed among classification levels
 - Requirements for alterations to eventually achieve 3% mobility-accessible cells
 - May use comparable “substitute” cells



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More on Jails and Prisons



- Special cells (detoxification, medical isolation, protective custody, etc.)
 - One of each type mobility-accessible
- Communication access
 - 2% of general purpose cells
- Requirements for visiting areas

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Social Service Centers



- DOJ regulations require social service center establishments (e.g. group homes, halfway houses, shelters) that provide temporary sleeping accommodations *or* residential dwelling units to comply with standards for residential facilities, *plus ...*

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Social Service Centers: Accessible Features



- In sleeping rooms with more than 25 beds, minimum 5% of beds need clear floor space on both sides, or between two beds, for parallel approach
- Facilities with more than 50 beds that provide common-use bathing facilities need at least one roll-in shower with a seat, or, if gender-separate facilities are provided, at least one for each gender
 - Transfer-type showers are not permitted in lieu of a roll-in shower with a seat
 - Exceptions allowed for typical residential dwelling units are not permitted (i.e. grab bars and shower seats must be *installed*, not merely reinforcements in walls to support future installation)

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Residential Units for Sale: Title II



• DOJ regulations

- Units designed and constructed or altered for sale to individual owners must comply with standards for residential facilities
- Units designed and constructed for *specific* buyers must also comply; accessible units go to pre-identified buyers with disabilities who request them

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Residential Dwelling Units: Mobility Features



• Exceptions allowed

- Adjustable-height sinks
- “Adaptability” for grab bars, shower seats, and cabinetry under lavatories and sinks
- Toilet seat height permitted 15” to 19” above the finish floor
- Lavatory permitted 18” from toilet centerline (to near edge of lavatory) where clearance of at least 66”, measured from the rear wall, is available around the toilet

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Residential Unit Toilet Allowance

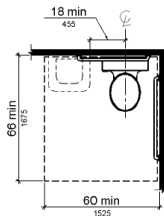


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

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Residential Dwelling Units: Communication Features



- Fire alarm/smoke detection: system wiring/visible and audible device in unit, where systems/devices are provided
- Visible signal for doorbell
- Means to visually identify visitor at door (door scope)
- Two-way communication systems, where provided, support voice and TTY

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HIGHLIGHTS

Chapter 9: Built-In Elements

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What's in Chapter 9?



- 901 General
- 902 Dining Surfaces and Work Surfaces
- 903 Benches
- 904 Check-Out Aisles and Sales and Service Counters

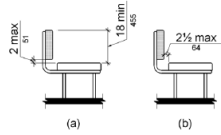
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Accessible Benches



- Size dimensions: 42" long minimum and depth 20" – 24"
- Clarification that clear floor space is parallel to short end of bench
- May be affixed to wall *or* have specified back support



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HIGHLIGHTS

Chapter 10: Recreation Facilities

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What's in Chapter 10?



- 1001 General
- 1002 Amusement Rides
- 1003 Recreational Boating Facilities
- 1004 Exercise Machines and Equipment
- 1005 Fishing Piers and Platforms
- 1006 Golf Facilities
- 1007 Miniature Golf Facilities
- 1008 Play Areas
- 1009 Swimming Pools, Wading Pools, and Spas
- 1010 Shooting Facilities with Firing Positions

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Amusement Rides



- GENERAL EXCEPTION
 - Mobile or portable (traveling carnivals, fairs, etc.)
- EXCEPTIONS from requirement to provide wheelchair seating space, transfer seat, or transfer device
 - Operated by rider (e.g. bumper cars)
 - Primarily for children, adult assistance on and off
 - Rides with no seats (e.g. Roundup)

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Boating Facilities



- Boat slips: a portion of a fixed or floating pier used for berthing (transient or long term), or for getting on and off boats
- Accessible boat slips provided according to scoping table, dispersed among types
 - Where slips are not marked, 40 feet = 1 slip
- Boarding piers at boat launch ramps: 5%

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Gangways



- Requirements apply to gangways that connect a fixed facility or land with a floating structure, *not a vessel*
- Exceptions for gangways
 - No "resting platforms" required
 - Slopes should not exceed 1:12, **but** gangways do not have to be longer than 80 feet, or, in facilities with fewer than 25 boat slips, gangways do not have to be longer than 30 feet

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Exercise Machines



- At least one of each type must provide clear floor space, positioned for use or transfer



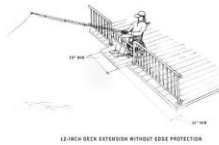
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Fishing Piers and Platforms



- Exceptions for gangway slopes
 - Gangways do not have to be longer than 30 feet
- Where railings are provided, 25% accessible, dispersed
 - Railing no higher than 34", accompanied by edge protection OR surface extension with toe clearance under railing



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Golf Courses



- Accessibility is based on ***golf cars***, not wheelchairs
 - 48" wide min. passages and accessible routes on course and to related spaces where golf cars may be used (weather shelters, bag drop, etc.)
 - 60" x 96" min. clear space in weather shelters
 - Handrails not required on course; if provided, route or passage must be 60" wide min.

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Miniature Golf



- 50% of holes must be accessible
- Accessible holes must be consecutive
 - One break allowed if last hole in sequence is last hole in course
- Golfer must be able to exit facility after final hole without traveling back through other holes



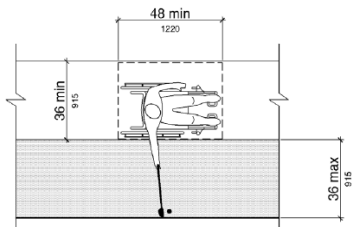
Accessible Mini-Golf



- Accessible routes can be *on* or *adjacent* to the playing surface (or combination of both)
 - Some exceptions allowed for slopes, handrails, and landings on ramps; 1" curbs where accessible route intersects playing surface
- "Golf club reach range"
 - Any place ball may come to rest can be no more than 36" from accessible space (running slope up to 1:20 allowed) connected to accessible route



Miniature Golf Club Reach Range



Note: Running Slope of Clear Floor or Ground Space Not Steeper Than 1:20



Play Areas



- Understanding definitions is essential!
 - Play component
 - Ground level play component
 - Elevated play component
 - Soft contained play structure
 - Use zone



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Water Play Components



- Remember that requirements for water play components are addressed as “play areas” (not swimming pools)!



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Swimming Pools, Wading Pools, and Spas



POOL TYPE	MEANS OF POOL ACCESS				
	SLOPED ENTRY	LIFT	TRANSFER WALL	TRANSFER SYSTEM	STAIRS
Small swimming (under 300 linear feet of pool wall); only 1 means required AS LONG AS one is ...	✓	✓			
Large swimming (300 or more linear feet of pool wall); 2 means required	✓*	✓*	✓	✓	✓
User access limited to one area (wave action, leisure river, etc.)	✓	✓		✓	
Wading	✓				
Spa		✓	✓	✓	

*Primary means must be sloped entry or lift; secondary means can be any permitted type.

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Questions?



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Contact Us



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