Mid-Atlantic ADA Center

TRANSCEN, INC. career and workforce development

Good Plans Gone Bad: Top 10 Accessibility Issues and Mistakes

will begin at 2 pm ET

About Your Hosts…

- TransCen, Inc.
  - Improving lives of people with disabilities through meaningful work and community inclusion
- Mid-Atlantic ADA Center, a project of TransCen, Inc.
  - Funded by National Institute on Disability, Independent Living, and Rehabilitation Research (NIDILRR), Administration for Community Living, U.S. Department of Health and Human Services

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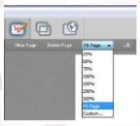

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- **You will need to listen for the continuing education code which will be announced at the conclusion of this session.**
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Top 10 errors and omissions for building access

Based on the 2015 *International Building Code*® and the ICC A117.1 - 2009 *Accessible and Usable Buildings and Facilities* & the 2010 ADA Standards

Presenter: Dom Marinelli, Accessibility Services, United Spinal Association

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Approach for this discussion -

- We are going to make basic statements and decide if they are true or false
- We will run through the basic requirements
- Then we will look at real life examples to see good and bad examples
- Sometimes we will also look at items closely related

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Top 10 - Example

The code official can require barrier removal on existing building.

True or false

14

Role of the Code Official

- The code official has the right to enter and inspect when a building is being altered.
- They enforce the adopted code and any state laws.
- Enforcement is during plan review and inspections.
- They cannot require a building owner to update or make improvements unless the building has code violations and is a public safety hazard.

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Enforcement of Federal Requirements

Complaints

Inspection and Review

Mediation

Through the courts

16

Top 10 Countdown - 10

Construction trailers are not required to be accessible.

True or false

17

Construction Sites

18

Good or Bad?

Top 10 Countdown- 9

Churches are not required to be accessible.

True or false

20

Religious facilities

- The ADA exempts properties owned by religious entities.
- The International Codes consider churches as assembly spaces and requires them to be accessible.

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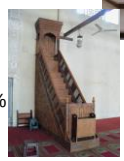
Areas in Places of Religious Worship

- Small areas used for religious ceremonies are not required to be on an accessible route.
- < 300 sq.ft. in area and elevated or lowered >=7 inches
- Balconies with less than 25% of the sanctuary seating are not required to be on accessible route.



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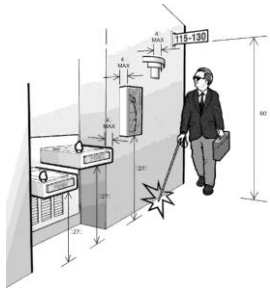
Top 10 Countdown- 8

Protruding objects are not allowed along and accessible route.

True or false



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Protruding objects

- Protruding objects are limited over **circulation paths**.
- Objects must have a bottom edge 27” or be above 80”.
- If the object has a bottom edge between 27” and 80” it cannot protrude out more than 4”.
- Where the vertical clearance is less than 80” a barrier with the leading edge less than 27” is required.

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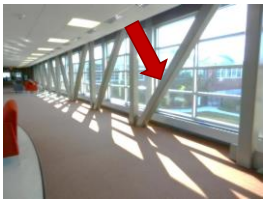
Overhead protruding object

25

Overhead protruding object

26

Protruding Objects



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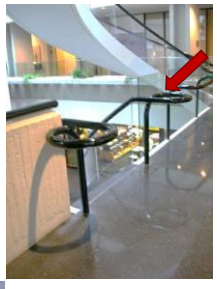
Protruding Objects

28

Protruding object

29

Protruding object



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Handrail Extension

- The handrail extension at the bottom is 1 tread depth minimum and sloped.
- The 2010 ADA has removed the requirement for the additional 12" horizontal extension at the bottom.
- The handrail extension at the top is 12" minimum horizontal.
- The extension must be in the direction of the stairway run

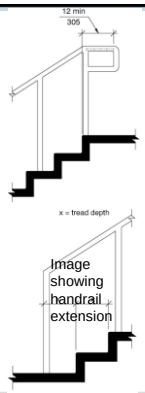

Image showing handrail extension

31

Good or Bad?

- Handrail extensions?

32

Top 10 countdown- 7

Curb cuts have the same requirements as ramps.

True or false

33

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Curb cuts

- Curb cuts and ramps are the same for slope and cross slope.
- Landings and curb cuts and ramps shall be designed of prevent the accumulation of water
- Curb cuts and ramps do different requirements of edge protection, landings and handrails.

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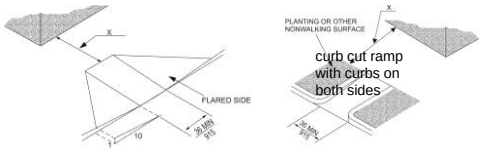
Cut-in Curb Ramps



X = 36” minimum in new construction

On existing sites, if landing is <36” then slope of flared sides shall not exceed 1:12.

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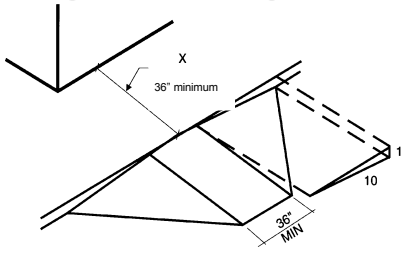
Built-Up Curb Ramps

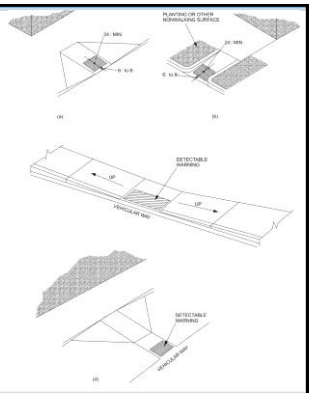


On existing sites, if landing is <36” then slope of flared sides shall not exceed 1:12.

36

Detectable Warnings at Curb Ramps

- Detectable warnings are not required on curb ramps by IBC or A117.1
- If a designer chooses to provide detectable warnings, then technical provisions are provided for area covered, location, pattern and contrast.



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Painting at Curb Ramps

- Surfaces are required to be slip resistant, so don't paint the curb ramp or flared sides
- If the curb is painted, then just the curbs on the flared sides are painted

38

Curb Ramp Location

- A 36" minimum landing must be available at the top of the curb ramp
- A depressed sidewalk with curb ramps at each end is permitted
- Don't put a built up curb ramp overlapping the access aisle
- Locate so that they will not be obstructed by parked cars

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Curb Ramp Allowances

- Curb ramps can have a rise of more than 6 inches.
- Curb ramps do not have to have handrails.
- Curb ramps are not required to have flared sides where there is an adequate landing.

40

Good or Bad?

41

Good or Bad?

42

Good or Bad?

43

Top 10 countdown - 6

All ramps have to slope less than 1:12. Edge protection is 2” high curbs spaces a minimum of 36” apart.

True or false

44

Ramp Technical Criteria

- >1:20 slope.
- 1:12 slope maximum on accessible routes.
- Change in level at start of ramp
- Surfaces – slip resistant
- Cross slope - < 1:48
- Minimum width – 36” between handrails
- Maximum rise – 30” between landings
- Adequate landings

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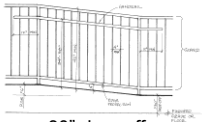
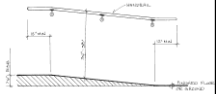
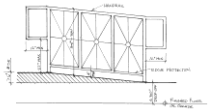
Edge Protection, Handrails & Guards

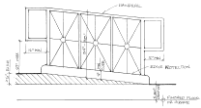


>30" drop off



No drop off





Curb or rail edge protection with <= 30" drop off

46

Ramp Allowances

- Curved ramps are permitted if they meet cross slope.
- Where the ramp slope matches the sloped floor, edge protection may be provided by a wider surface.
- In assembly seating, accessible ramps are only required for entry and exit from accessible wheelchair spaces.

47

Ramp Allowances

- Barriers may serve as a handrail where guards are not required.
- Projections can be at or below the handrail height.
- Handrail grasping surfaces cannot be obstructed.

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Ramp Allowances

- Ramps can have grilled surfaces in cold or wet areas.
- Where the ramp moves up with the grade, edge protection may be provided by a wider surface

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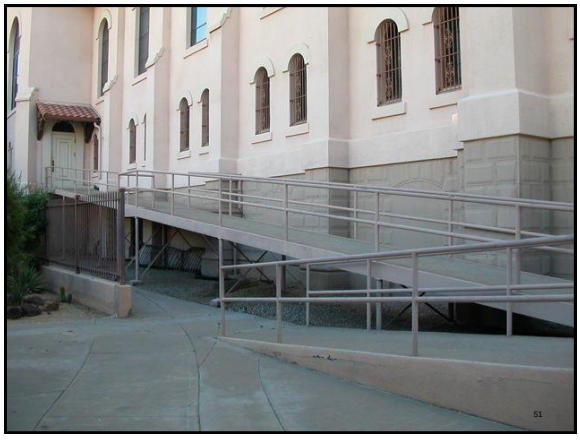
Good or Bad?



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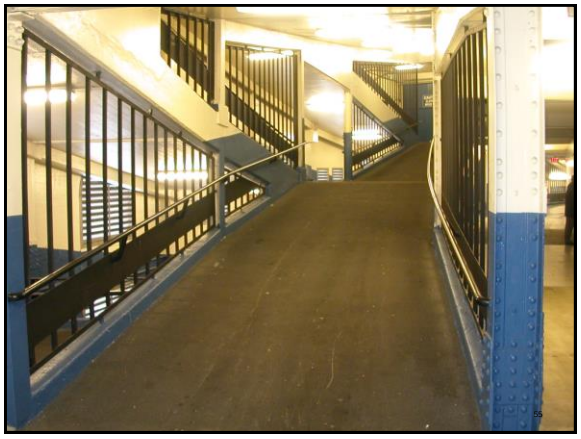


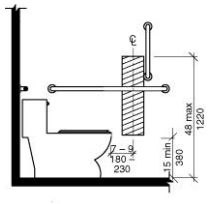
Top 10 Countdown - 5

Toilet paper dispensers have to be 7”-9” in front of the bowl, measured to the center of the dispenser.

True or false

ADA options for dispensers

- Measure to center of dispenser



(d) Dispenser in front of water closet

Good or Bad?

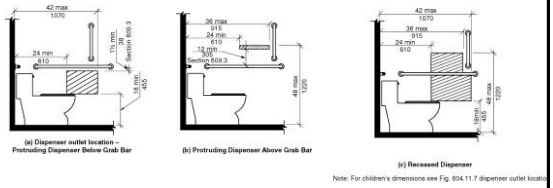
58

Good or Bad?

59

A117.1 options for dispensers

- Measure to the outlet of the paper



2015 Template 60

Good or Bad?

61

Good or Bad?

62

Top 10 Countdown - 4

All lavatories and sinks are required to be accessible for a front approach.

True or false

63

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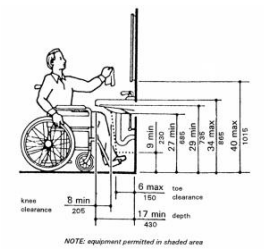
Lavatories & Sinks

- Height
- Clearance
- Clear floor space
- Pipe protection
- Controls



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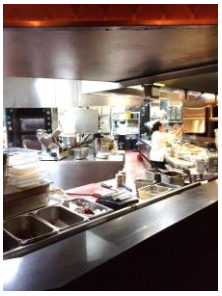
Questions?

2015 Template 65

Good or Bad?



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Good or Bad?

67

Good or Bad?

68

Good or Bad?

69

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Good or Bad?

70

Good or Bad?

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Good or Bad?

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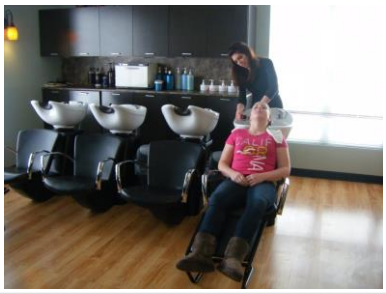
Good or Bad?



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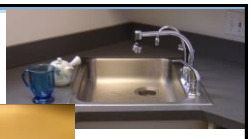
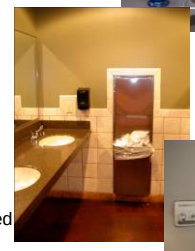
Good or Bad?



- Lavatories with enhanced reach range includes water and soap controls (A117.1 606.5).
- Room requirements include towel dispensers or hand dryers (A117.1 606.7).
- Other elements covered by operable part requirements.



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Good or Bad?

75

Top 10 Countdown - 3

Bottled water fillers can replace the standing drinking fountain.

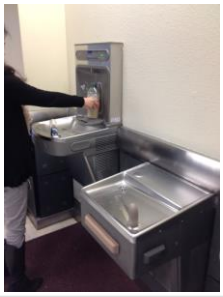
True or false

76

Good or Bad?

77

Good or Bad?



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Drinking Fountains (Scoping)

- 50% of drinking fountains provided on each floor configured for persons using wheelchairs.
- 50% of drinking fountains provided on each floor configured for standing persons.
- Exception for drinking fountains sized for children

79

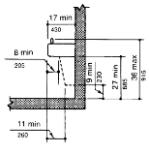
Good or Bad?

- One water supply, but bowls will serve two persons.
- The dog fountain exceeds code.

80

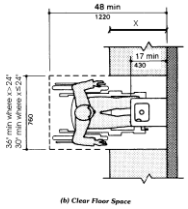
Drinking Fountains (Technical)

- Clear floor space/approach
- Protruding objects
- Operable parts
- Spout location
- Water flow



NOTE: Equipment permitted within dashed lines if mounted below apron.

Spout Height and Leg Clearance



(b) Clear Floor Space

81

Good or Bad?

82

Good or Bad?

83

Good or Bad?

84

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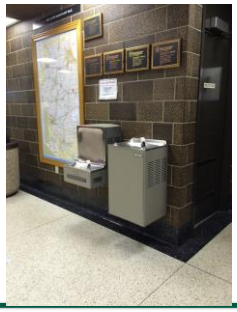
Good or Bad?



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Good or Bad?

86

Good or Bad?

87

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Top 10 Countdown- 2

All restaurants have to have the entire dining area accessible. All types of dining surface have to provide knee and toe clearances.

True or false

88

Dining Areas

- All dining areas accessible throughout.
- Exceptions:
  - Mezzanines with <25% of the total seating.
- Count all seating and standing spaces – 5% must be accessible.
- Distributed throughout the facility.

89

Good or Bad?

90

Good or Bad?

91

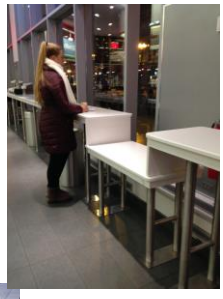
Good or Bad?

92

Good or Bad?

93

Good or Bad?



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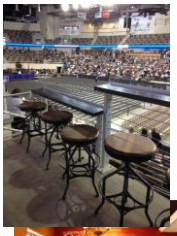
Good or Bad?



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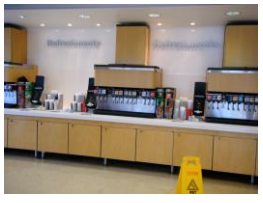
Good or Bad?



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Tiered seating with tables – Good or Bad?

97

Top 10 Countdown - 1

Every place you put a cash register is a service window. All service windows have to have a 34” high work surface.

True or false

98

Built-in Counters

- Check out aisles.
  - Table 1109.12.2 based on number provided.
- Sales and service counters.
  - At least on of each type.

99

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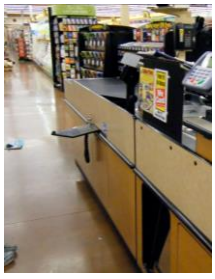
Check-out Counters – Good or Bad?



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Check-out Counters – Good or Bad?

101

Service Window – Good or Bad?

102

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Service Window – Good or Bad?

103

Service Window – Good or Bad?

104

Service Window – Good or Bad?

105

Service Window – Good or Bad?

106

Service Window – Good or Bad?

107

Built-in Counters

- Built-in counters and work surfaces
  - 5% or work surfaces.
  - 5% of dining surfaces.
- Food service lines:
  - All cafeteria style lines accessible
  - 50% of self service areas.
- Queue and waiting lines:
  - All that serve accessible elements.

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Built-in Work Surface – Good or Bad?

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Food Service Line or Service Window – Good or Bad?

110

Food Service – Good or Bad?

111

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Food Service Lines – Good or Bad?

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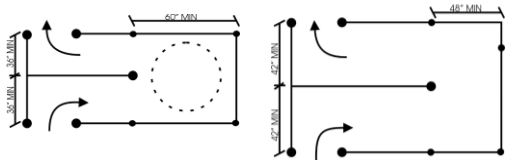
Queue & Waiting Line - Options



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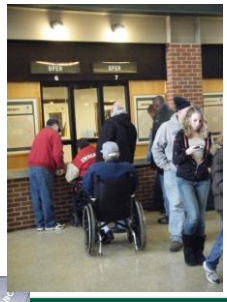
Queue lines – Good or Bad?



Today's Presenter

Dominic Marinelli
Vice President
Accessibility Services
United Spinal Association
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