

2021 Virtual ADA Conference for State and Local Governments

**State ADA Coordinator's Office
Georgia State Financing and
Investment Commission**

Presenters



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ADA Coverage

Private sector (title III)

- Places of Public Accommodation
- Commercial Facilities

Public Sector (title II)

- State & Local Government Facilities
- Public transit facilities (titles II & III)



Existing facilities

*A facility in existence
on any given date...*

What Standards Apply to ADA Existing Facilities?

- **Title II** *for all State and Local governments*
– **Program Accessibility**
- **Title III** *at places of public accommodation*
– **Readily Achievable Barrier Removal**

***For more information:
contact DOJ @
800-514-0301***

Safe Harbor – Existing Facilities

- **Elements that comply with 1991 Standards do not need to be modified to meet the 2010 Standards unless those elements are altered on or after March 15, 2012.**

Safe Harbor does not apply to elements in existing facilities that were not subject to specific requirements in the 1991 Standards

For more information, contact DOJ @ 800 514-0301

Elements in 2010 Standards Not Subject to Safe Harbor

- (A) Residential facilities and dwelling units**
- (B) Amusement rides**
- (C) Recreational boating facilities**
- (D) Exercise machines and equipment**
- (E) Fishing piers and platforms**
- (F) Golf facilities**
- (G) Miniature golf facilities**
- (H) Play areas**
- (I) Saunas and steam rooms**
- (J) Swimming pools, wading pools, and spas**
- (K) Shooting facilities with firing positions,**
- (L) Miscellaneous.**
 - (1) Team or player seating**
 - (2) Accessible route to bowling lanes**
 - (3) Accessible route in court sports facilities**

For more information, contact DOJ @ 800 514-0301



ABA Coverage

Applies to facilities designed, built, altered or leased with Federal funds

- **Federal buildings (e.g., post offices)**
- **Non-Federal buildings (e.g., school built with Federal money)**



Architectural Barriers Act (ABA)

- Federal facilities covered
 - Intended for use by the public OR may result in the employment or residence of individual with disabilities
 - Constructed or altered by, or on behalf of
 - Leased in whole or in part
 - Financed in whole or in part by a grant or loan

CHAPTER 1

Application and Administration

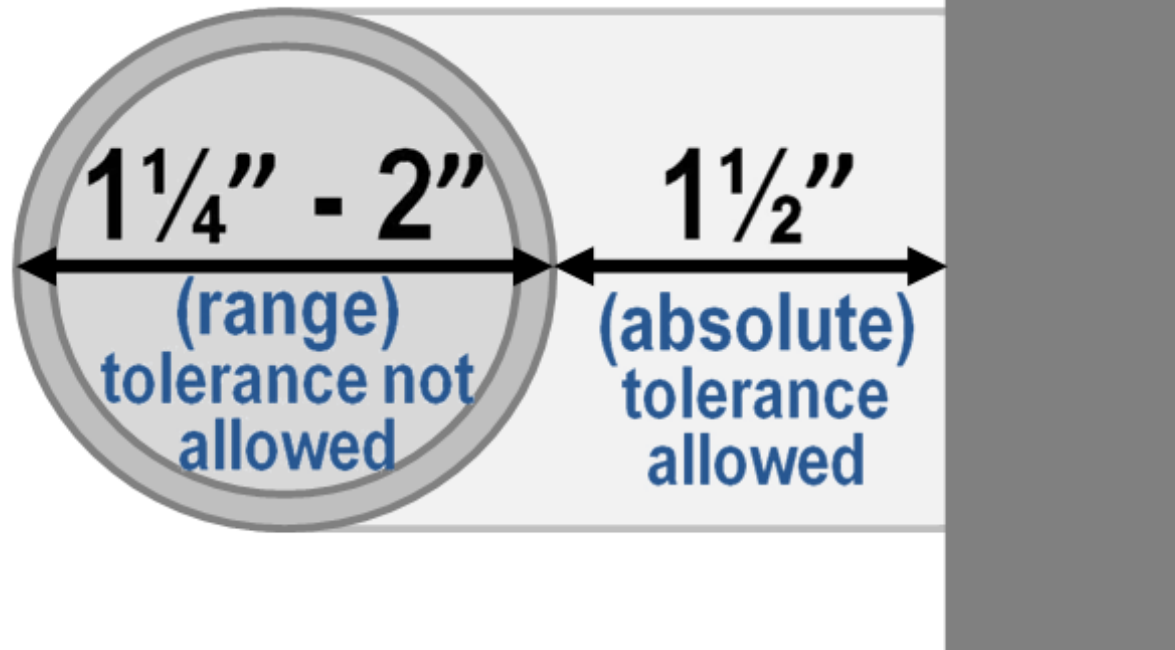
- Purpose
- Dimensions for Adults and Children
- Equivalent Facilitation
- Conventions
- Referenced Standards
- Definitions

Conventions

- **Scoping percentages/ratios (round up)**
 - **Unless standards say otherwise**
- **Figures – informational; text governs**
- **Dimensions – range added instead of using absolute dimension, where possible**

Construction Tolerances

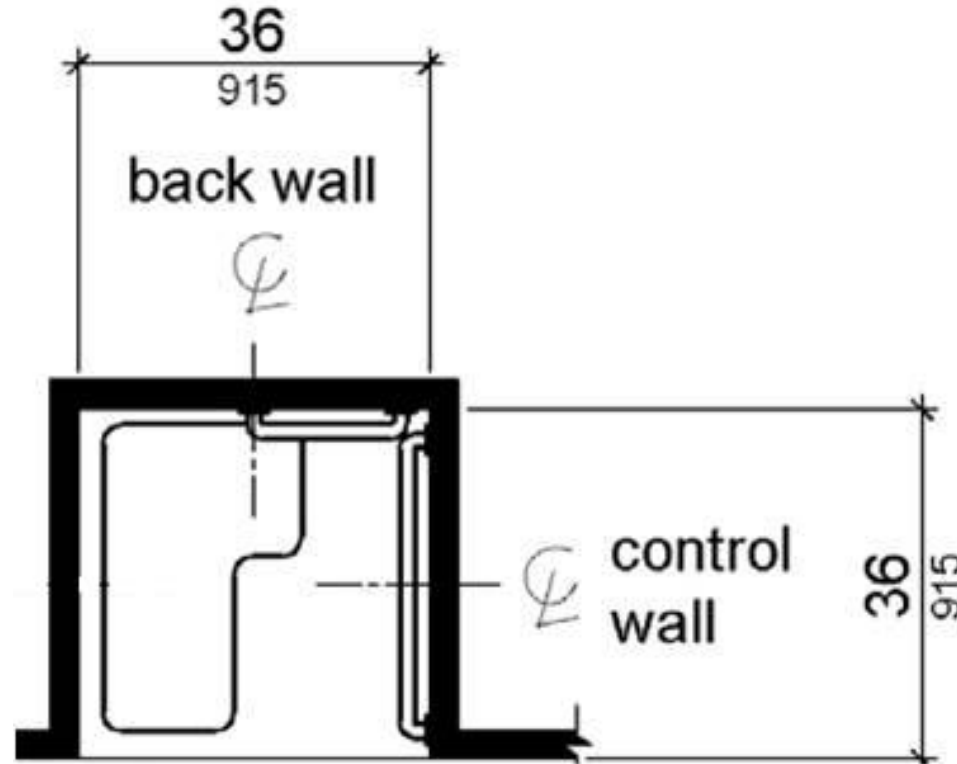
Grab Bar Diameter and Clearance



Construction Tolerances cont.

e.g. transfer shower stall (36" x 36")

Measured
to center
points



(manufacturing tolerances recognized)

Referenced Standards

- **powered doors (ANSI/BHMA A156.10 & A156.19)**
- **elevators and lifts (ASME A17.1 & A18.1)**
- **egress (IBC)**
- **alarms (NFPA 72)**
- **play surfacing & equipment (ASTM standards)**

CHAPTER 2

Scoping Requirements:

- **New Construction**
- **Exceptions**
- **Additions and Alterations**
- **Primary Function Areas – Path of Travel**
- **Qualified Historic Facilities**

Application

What needs to comply?

**All areas of newly designed,
constructed, and altered
facilities, unless otherwise
indicated**



ADA vs GA

per Georgia Law

O.C.G.A. 30-3

- **Only applies to permitted construction**
- **2% of privately funded apartment complex units with 20 or more dwelling units to be accessible or adaptable for mobility**
 - **FHA not ADA covers apartments**
- **5% of total temporary lodging units**
 - **ADA Scoping from Table 224.2 ranges from 2.6% to 8%**

ADA vs GA

per Georgia SFM Rule 120-3-20

- **Sets minimum standard as 2010 ADA and**
- **“covered” multi-family FHA unit standard as ANSI A117.1-2003**

per Georgia Law O.C.G.A. 40-6-221

- **Far more detailed than ADA requirements**

per Georgia AG opinion - 95-20

- **Religious facilities considered public**

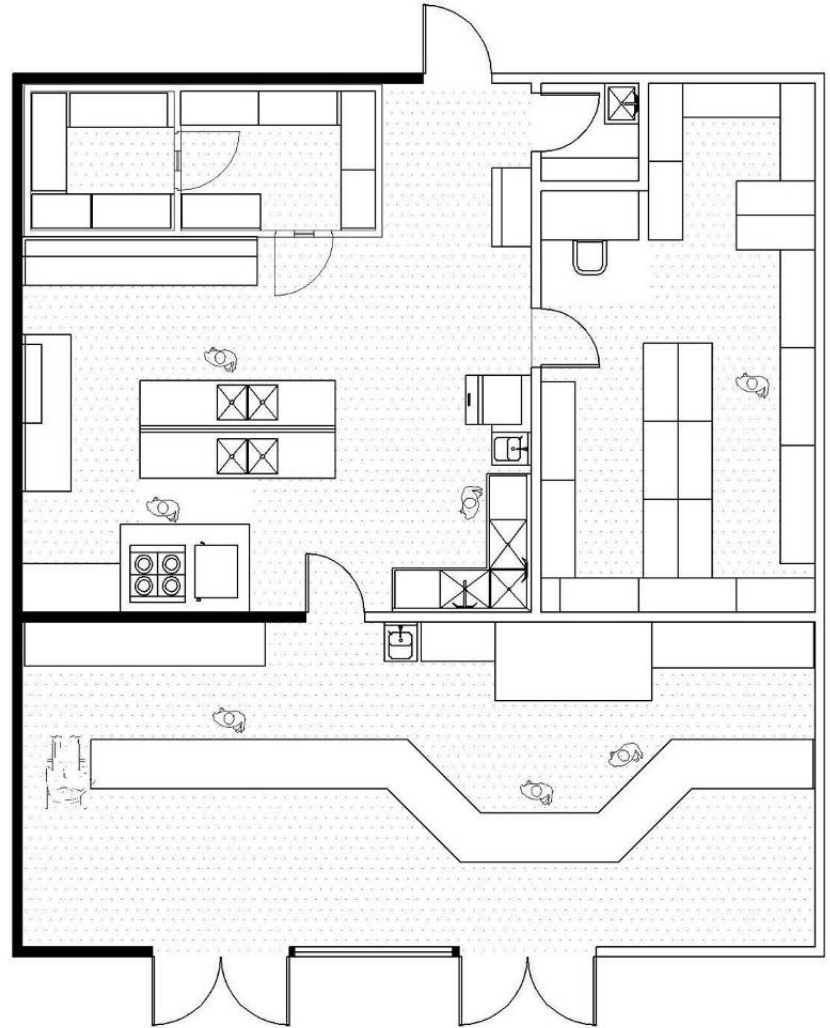
General Exceptions

- construction sites
- raised for security, life/fire safety
- spaces accessed by ladders, catwalks, crawl spaces, narrow passageways
- machinery spaces



Work Areas

- ADA: Approach, enter, exit, circulate, egress, plus alarm wiring



Alterations

Alterations (202.3)

- **Definition (106.5)**

What you touch you fix

- Remodeling, renovation, reconstruction, and could include maintenance actions
- Exceptions (e.g., technically infeasible)



Technical Infeasibility

“Technical Infeasibility” =

Existing physical/site constraints that prohibit compliance

***Example:* removing fixture to create accessible stall conflicts with plumbing code**

Technical Infeasibility cont.

Technical Infeasibility:

- case-by-case determination
- based on existing constraints/ conditions and scope of work
- compliance required to the *maximum extent feasible*

Alterations Affecting Primary Function Areas (202.4)

- Additional 20% of alteration cost (CFR)
- Path of travel Improvements:

route, plus restrooms, telephones, drinking fountains, serving the area

- Alteration exceptions can be used
- Not applicable in residential alterations
- Georgia SFM Rule 120-3-20 only applies to permitted construction work

Alterations Affecting Primary Function Areas cont.

- **What are the priorities?**
 - **accessible route, accessible entrance, at least one accessible uni-sex toilet room, accessible telephone, drinking fountains, and parking spaces**
- **Small projects - series of costs over 3 years**

Additions (202.2)

- **Comply with new construction**
- **Existing Building Impact**
 - Accessible entrance
 - Existing toilet and bathing facilities
 - Public telephones
 - Drinking fountains



No Cost Ceiling

Historic (202.5)

Qualified Historic Facilities

- No grandfathering
- Threaten or destroy the historic significance
- Exceptions: accessible routes, entrances, and toilet facilities
- GA SHPO in DNR





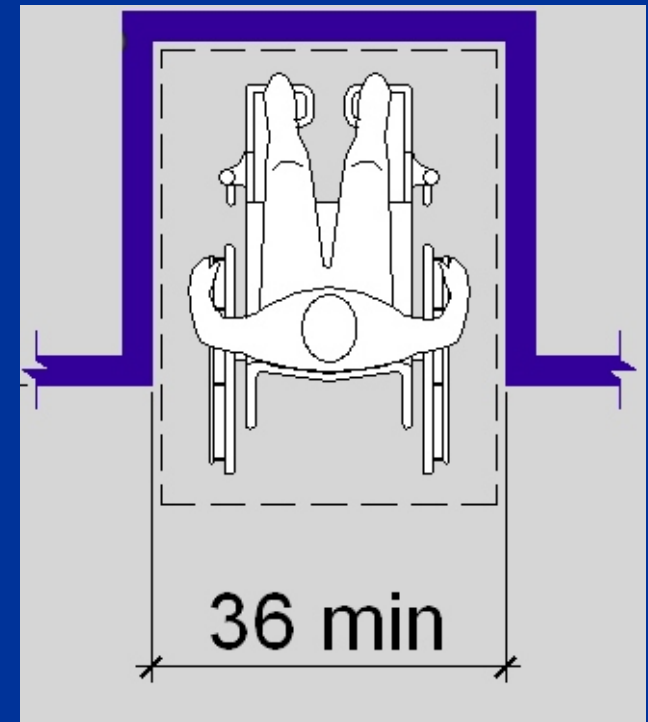
Technical Chapters

- 3 – Building Blocks
- 4 – Accessible Routes
- 5 – General Site & Building Elements
- 6 – Plumbing Elements & Facilities
- 7 – Communication Elements & Features
- 8 – Special Rooms, Spaces & Elements
- 9 – Built-in Elements
- 10 – Recreation Facilities

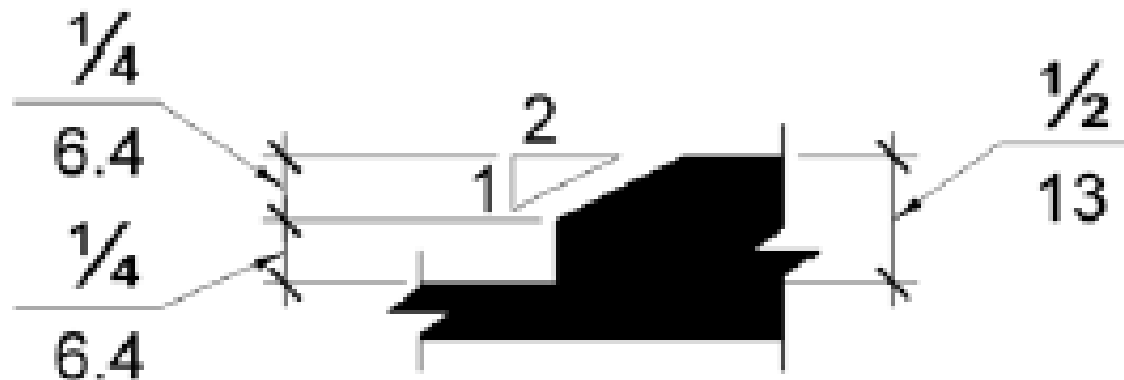
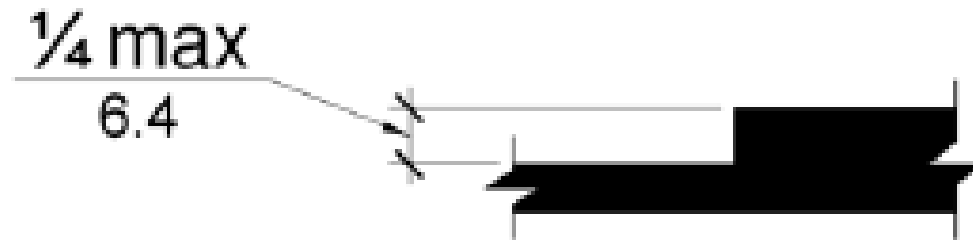


Building Blocks (Chapter 3)

- Floor or Ground Surfaces
- Changes in Level
- Turning Space
- Clear Floor/ Ground Space
- Knee & Toe Clearance
- Protruding Objects
- Reach Ranges
- Operable Parts

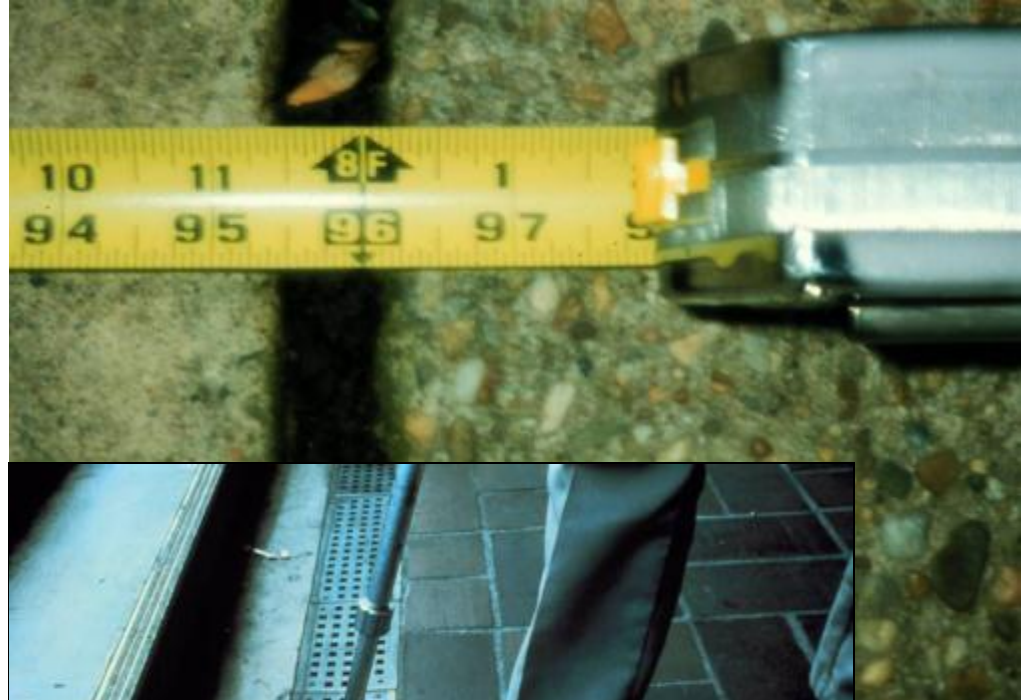
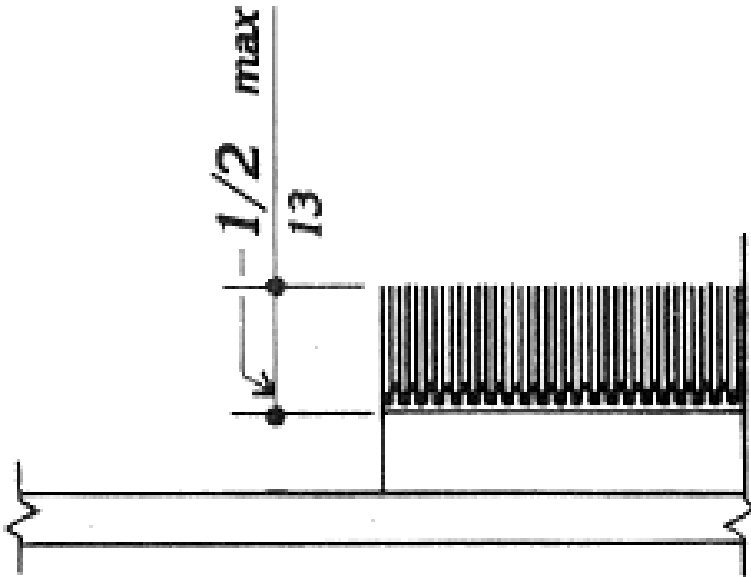


Changes in Level



Ground and Floor Surfaces (302)

- Surface - stable, firm, and slip-resistant
- Carpet
- Openings



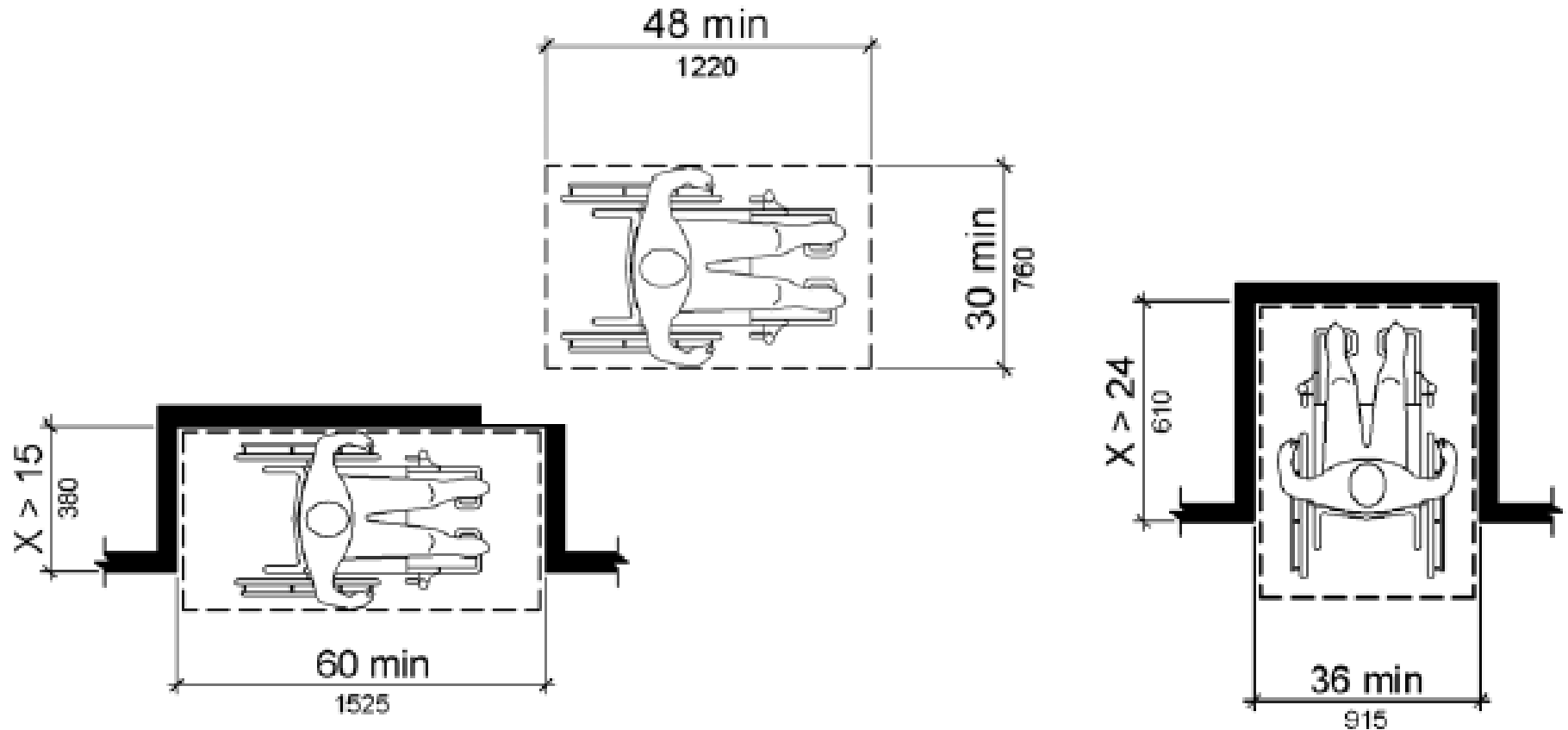
Ground and Floor Surfaces cont.

Surface - stable, firm, and slip-resistant

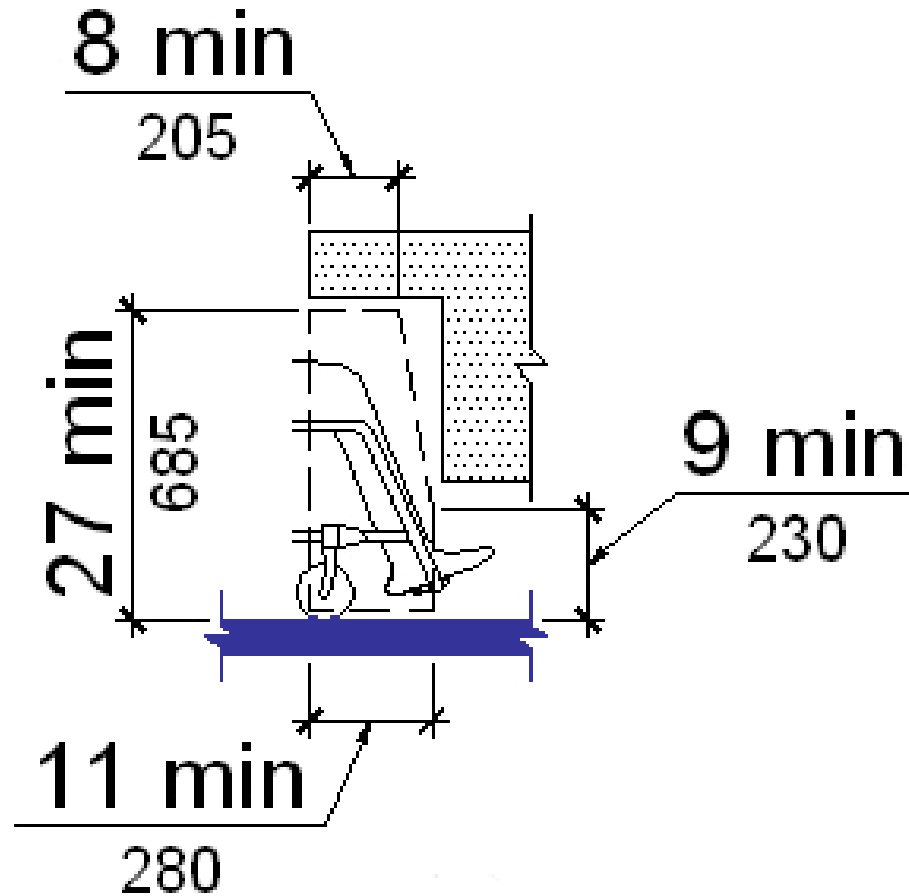
EXCEPTIONS: 1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.



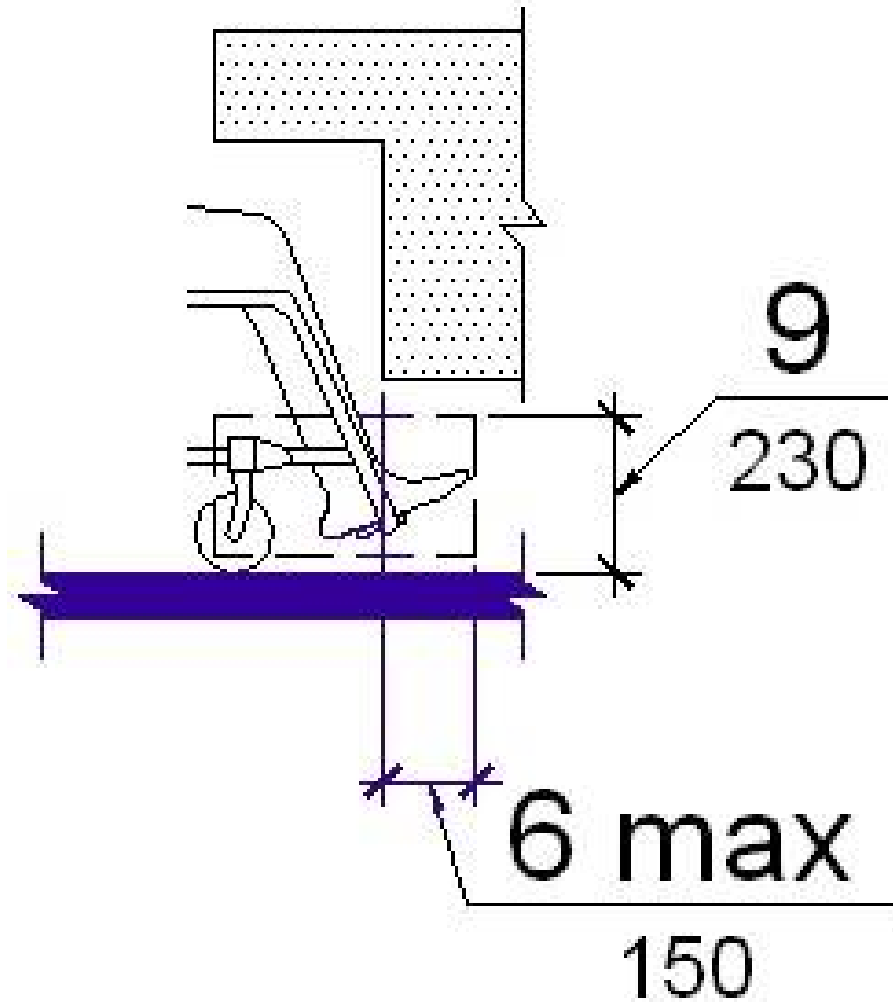
Clear Floor Space



Knee Clearance (306)

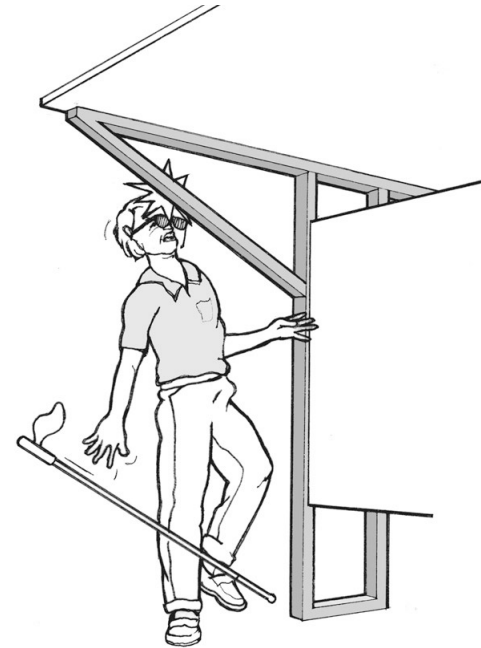
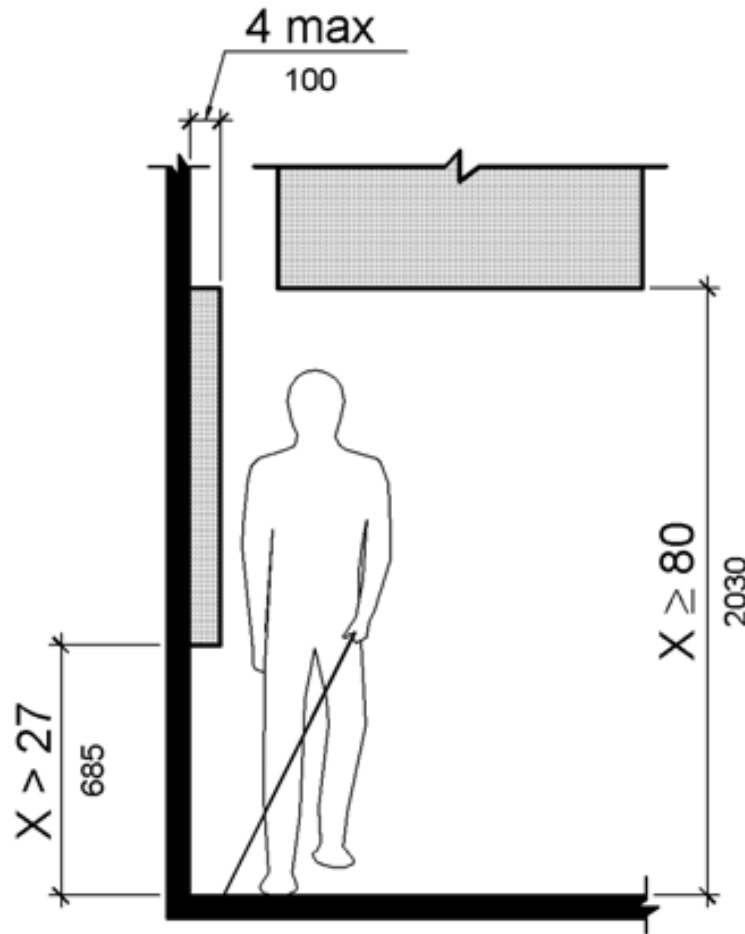


Toe Clearance (306)



Protruding Objects

- Applies to all circulation paths (204)



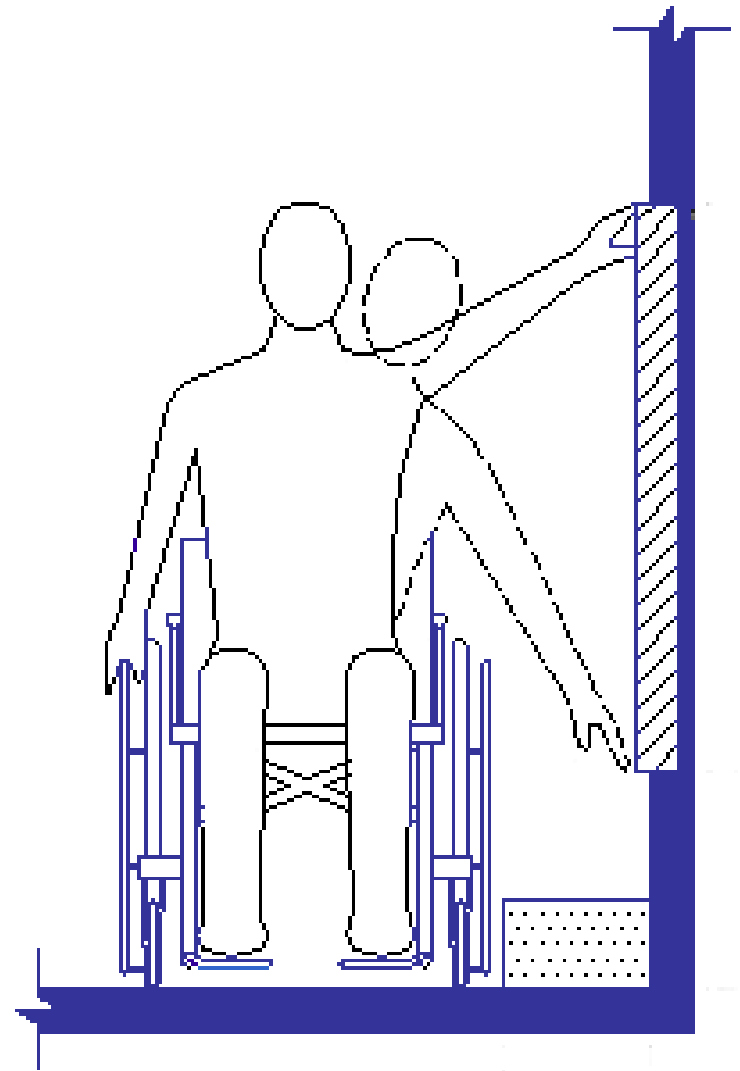
Reach Ranges (308)

Max. Reach – 48”

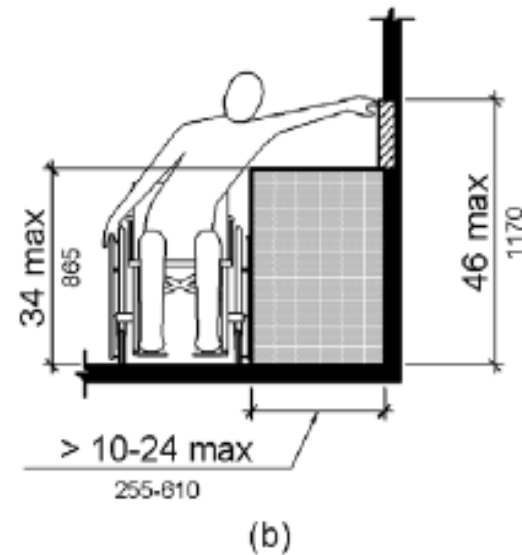
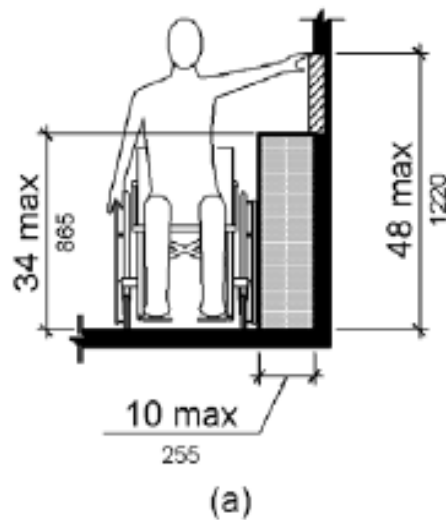
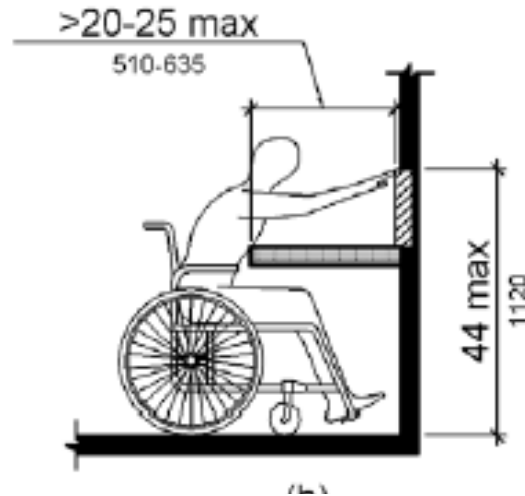
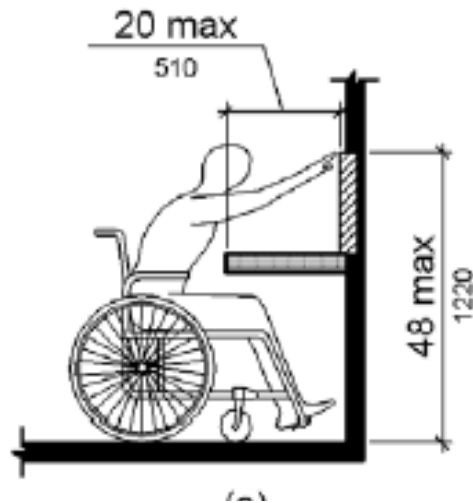
Min. Reach – 15”

(forward & side)

**Includes children's
advisory**



Reach Range over Obstruction



Operable Parts (309)

Height. Operable parts - within one or more of the reach ranges.

Operation. Operable with one hand, shall not require tight grasping, pinching, or twisting of the wrist.

Force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an



Accessible Routes (Chapter 4)

- Accessible Route Components
 - walking surfaces
 - doors, doorways, gates
 - ramps
 - curb ramps
 - elevators
 - limited use/ limited application elevators
 - private residence elevators
 - platform lifts



Accessible Routes (206)

Where required:

- Site arrival points
- Within sites
- Between stories
- Space and elements
- Specific spaces (e.g., restaurant & cafeteria, performance area, press box)
- Exceptions





Accessible Routes cont.

Scoping for routes & route elements

- Location
- Entrances
- Doors
- Elevators (all)
- Platform lifts (all)
- Security barriers





Accessible Routes – “Location”

206.3 (Location)

- If circulation path interior, accessible route interior
- General circulation path

206.2.6 (Performance Areas)

- Direct connection from seating area to performing area, need direct accessible connection

206.8 (Security Barriers)

- EX: visual contact with personal items



Accessible Routes – Entrances (206.4)

**60% of
public
entrances**



At least 1 direct
access from
tunnels or
elevated
walkways

At least 1 restricted or
secured entrance

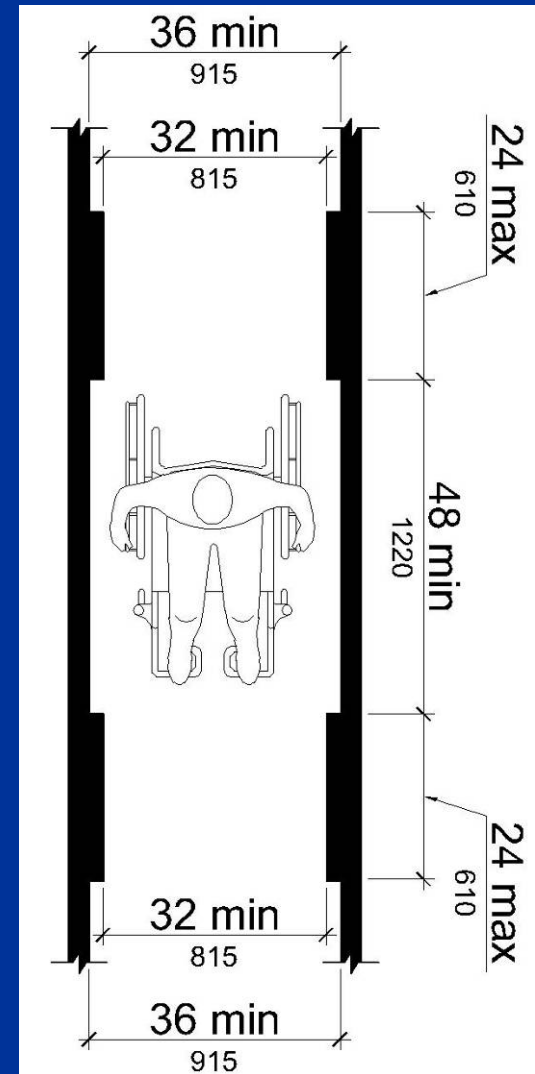
Each direct
access from
parking
structures

Each
tenancy

Walking Surfaces (403)

(Portions of accessible routes that slope no more than 1:20)

- Minimum separation (48") between reduced clear widths
- Handrails along walking surfaces req'd to comply





Doors (206.5)

At accessible features a minimum of:

- Entrances - 1 door
- Rooms and Spaces - 1 door*
- Transient Lodging – all 32” clear width
- Residential – doors in mobility dwelling units



Entrances

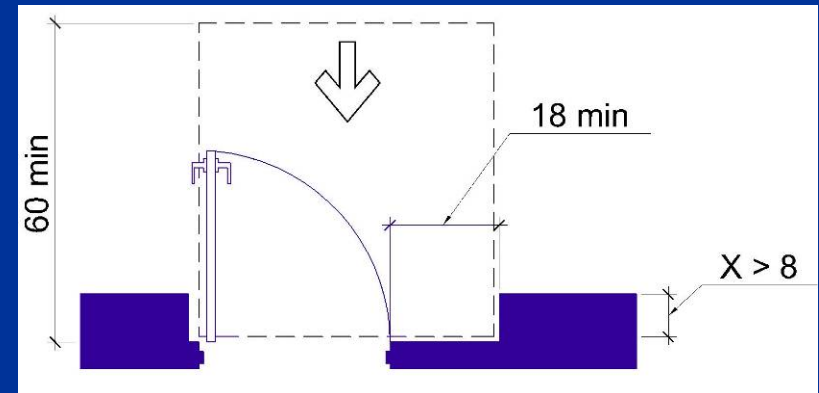
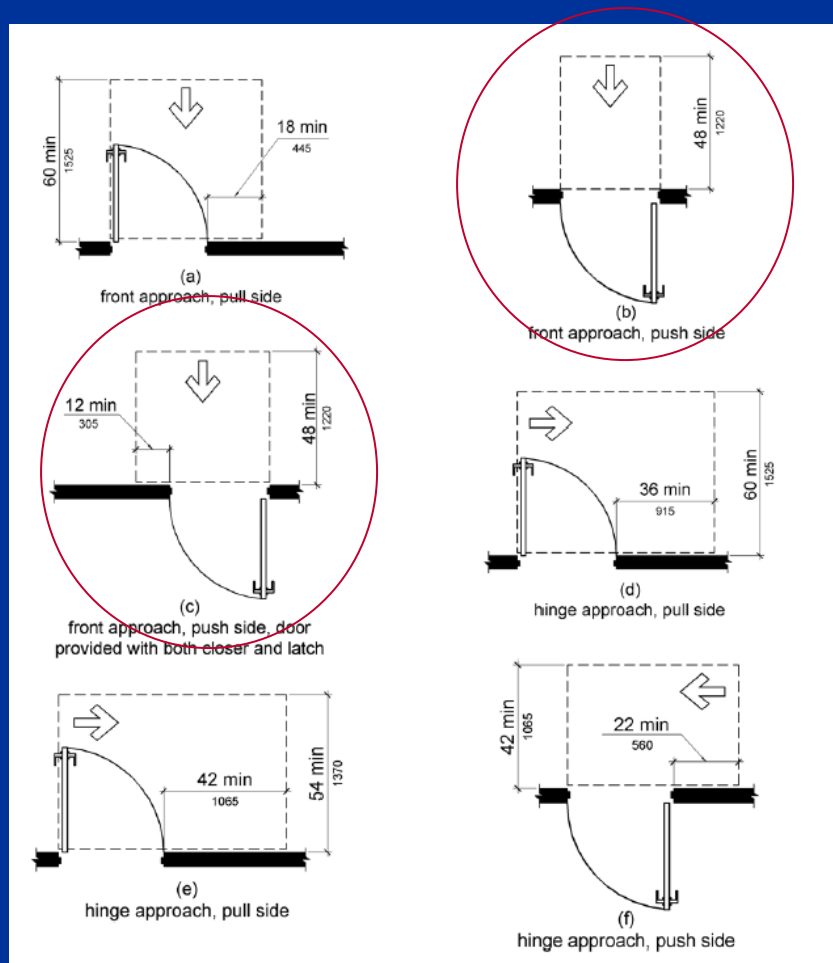
Automation of Exterior Doors



Required:
Federal
Courthouses
(GSA's Public
Building Standards)

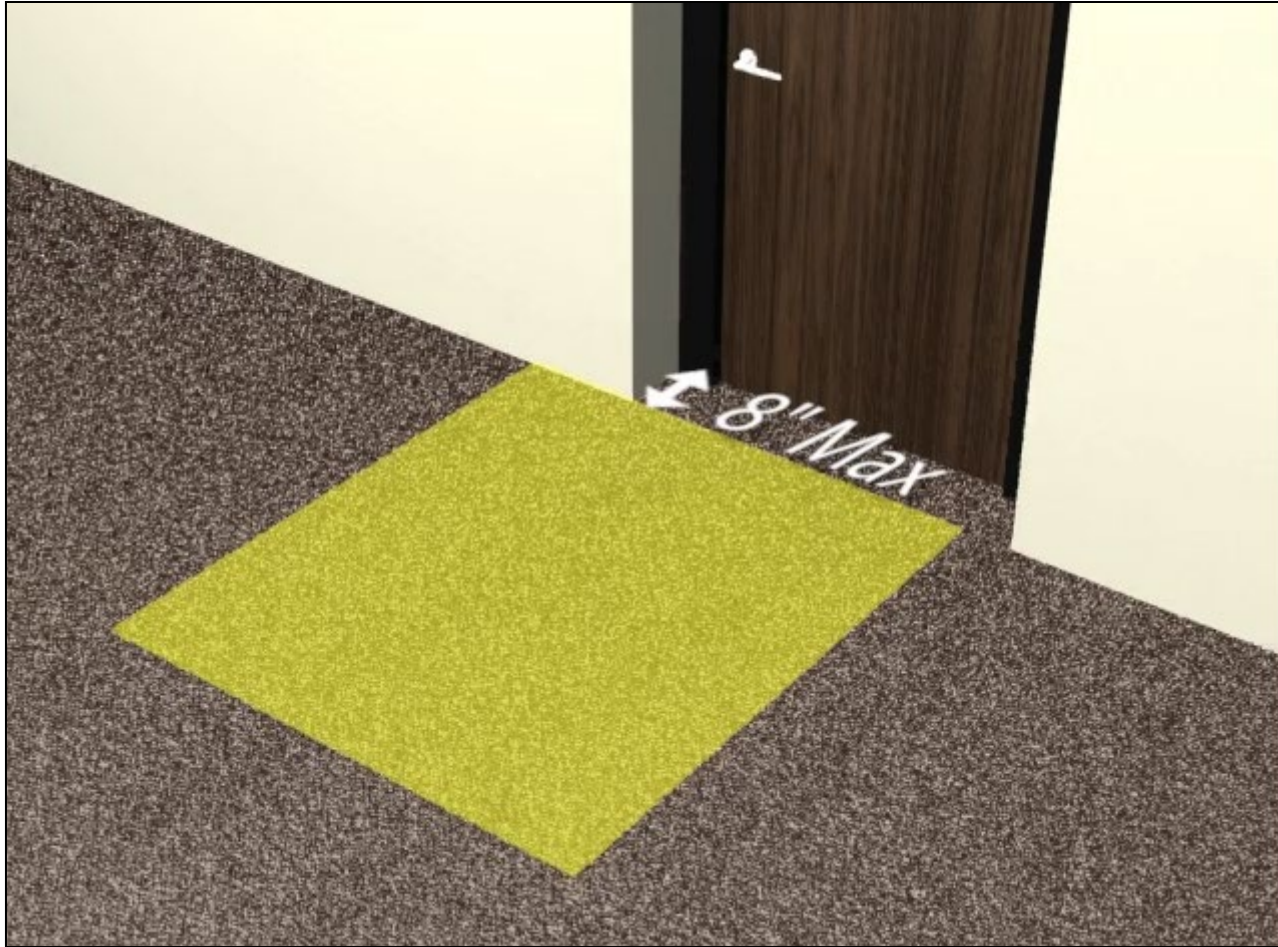


Doors, Doorways, & Gates (404)



**Recessed doors
addressed**

Maneuvering Clearances



8" max. offset from face of door

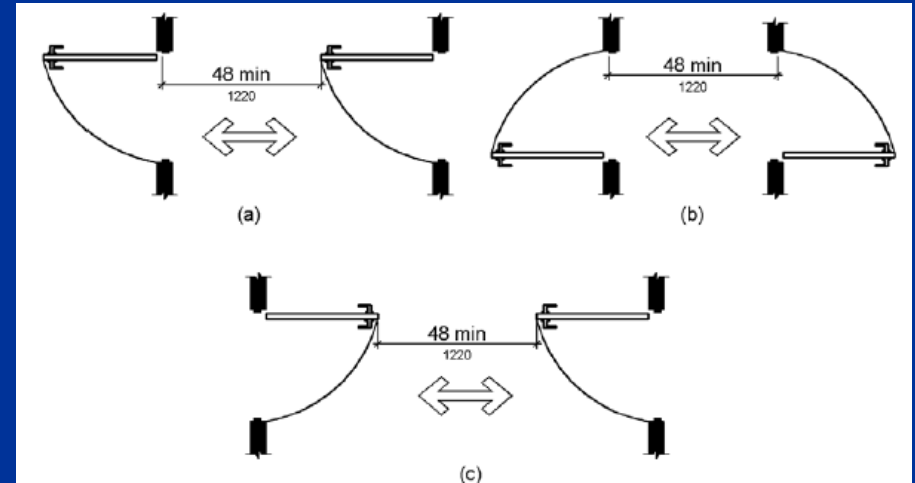
Maneuvering Clearances cont.



Recess > 8": maneuvering clearance for forward approach located 8" max. from face of door

Doors, Doorways, & Gates cont.

- Limited projections into clear width
- Doors in series
- Hardware
- Closing speed
- Opening force
- Surface (push side)
- Vision lights



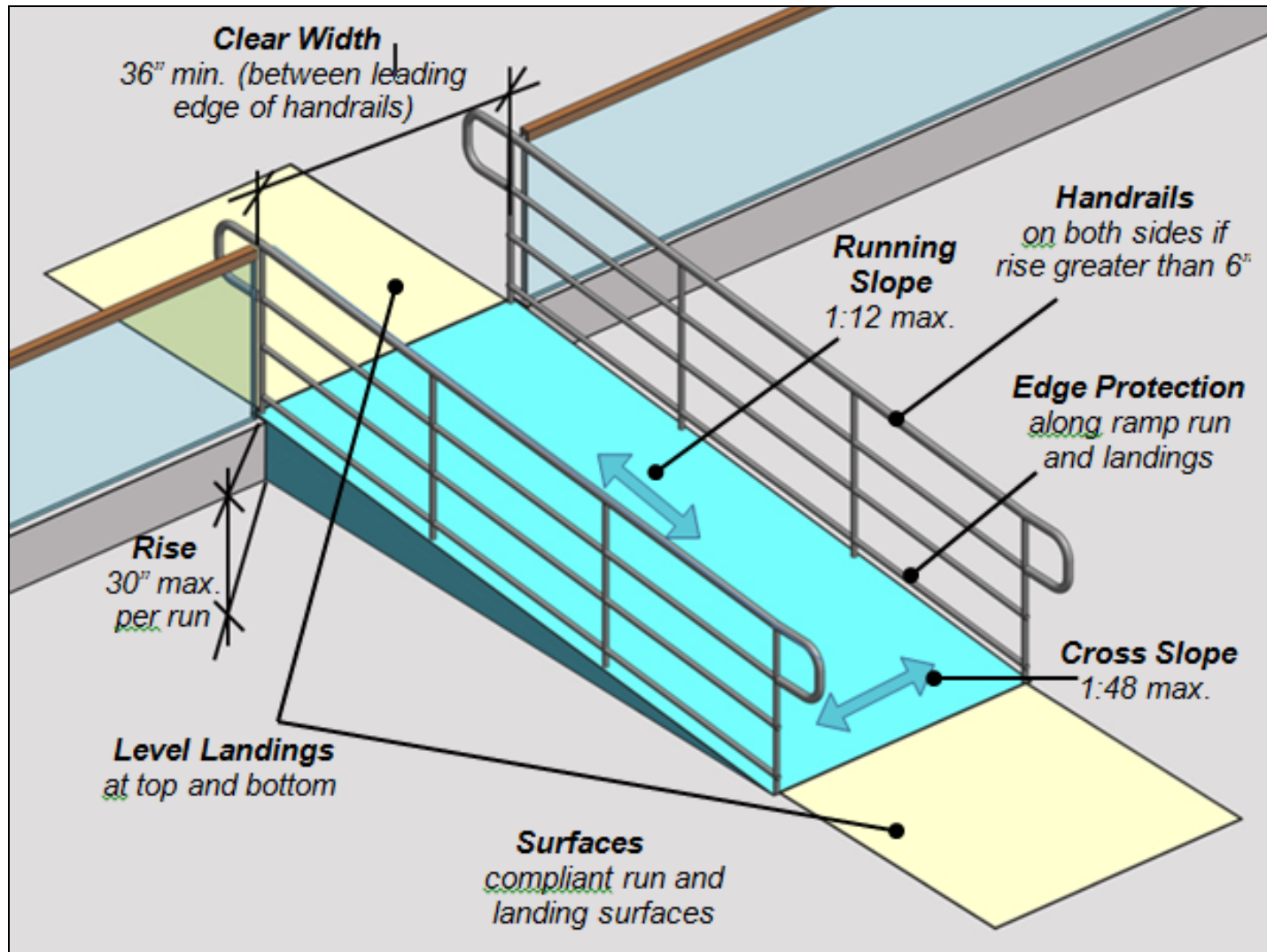
Automatic & Power Assisted Doors & Gates (404.3)

Industry standards referenced:

- Full-powered: ANSI/BHMA A156.10 (1999)
- Low-energy and power-assisted:
ANSI/BHMA A156.19 (1997 or 2002)

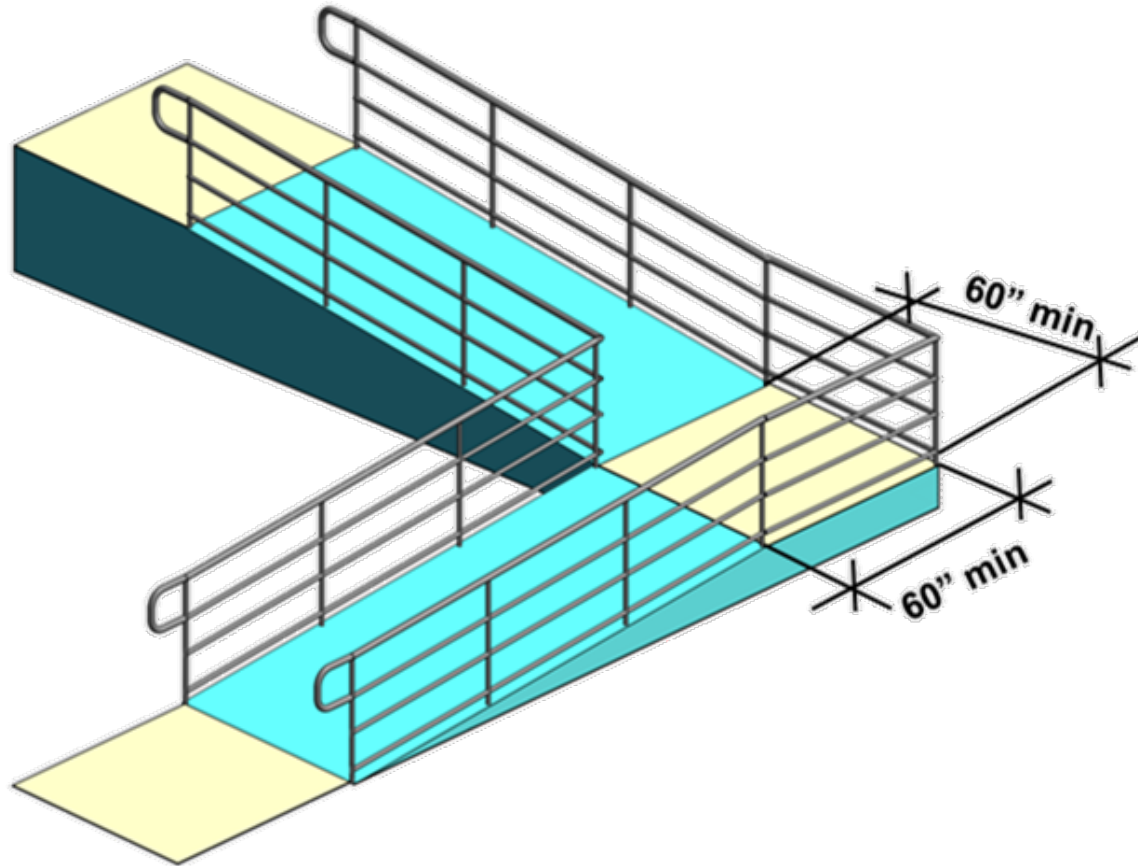
New provisions for break-out opening, clear
floor space at controls

Ramps (§405)



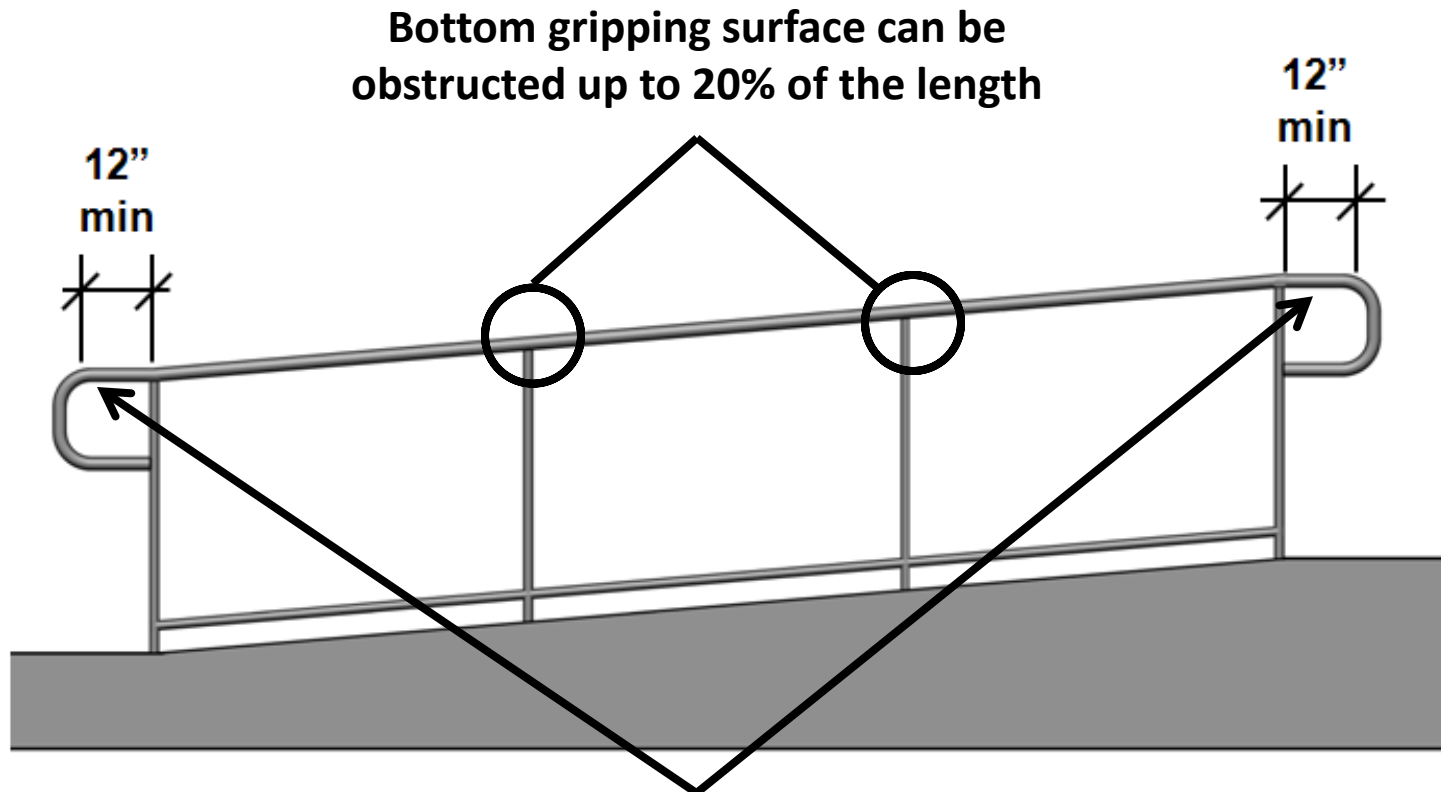
Ramps: Landings

**Intermediate landings 60" x 60" min. required
where ramps change direction**



Ramp Handrails

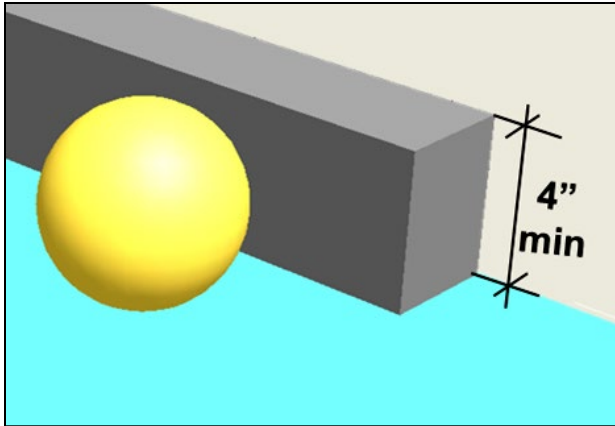
Must be continuous the full length of run and provide unobstructed gripping surface



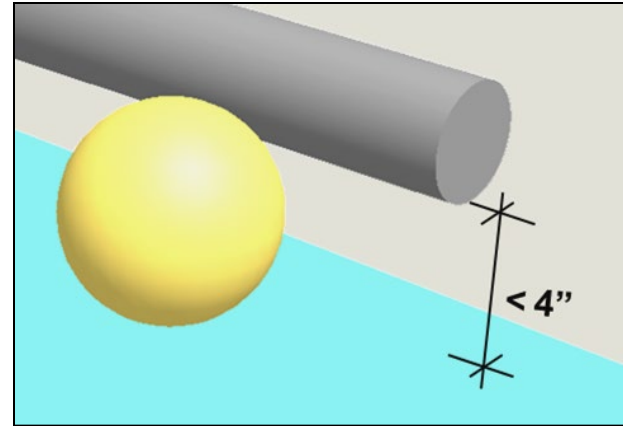
Linear extensions required at top & bottom must return to guard, wall, or floor

Ramps: Edge Protection

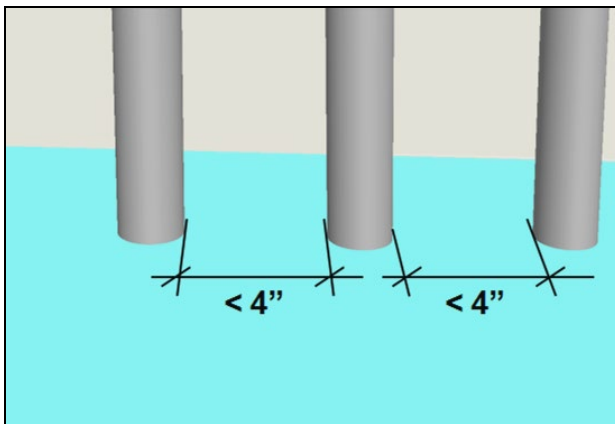
Must prevent passage of 4" diameter sphere



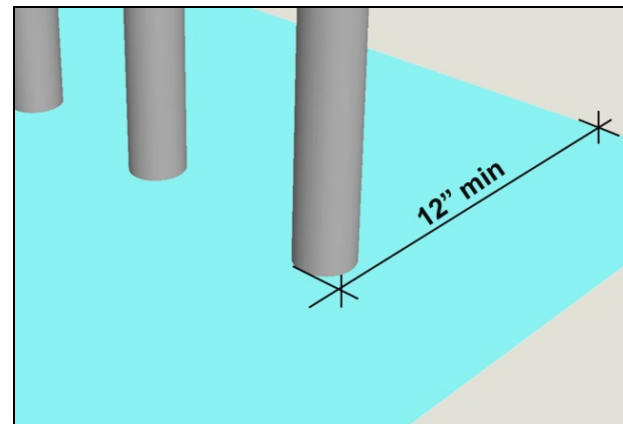
curb



rail or other barrier



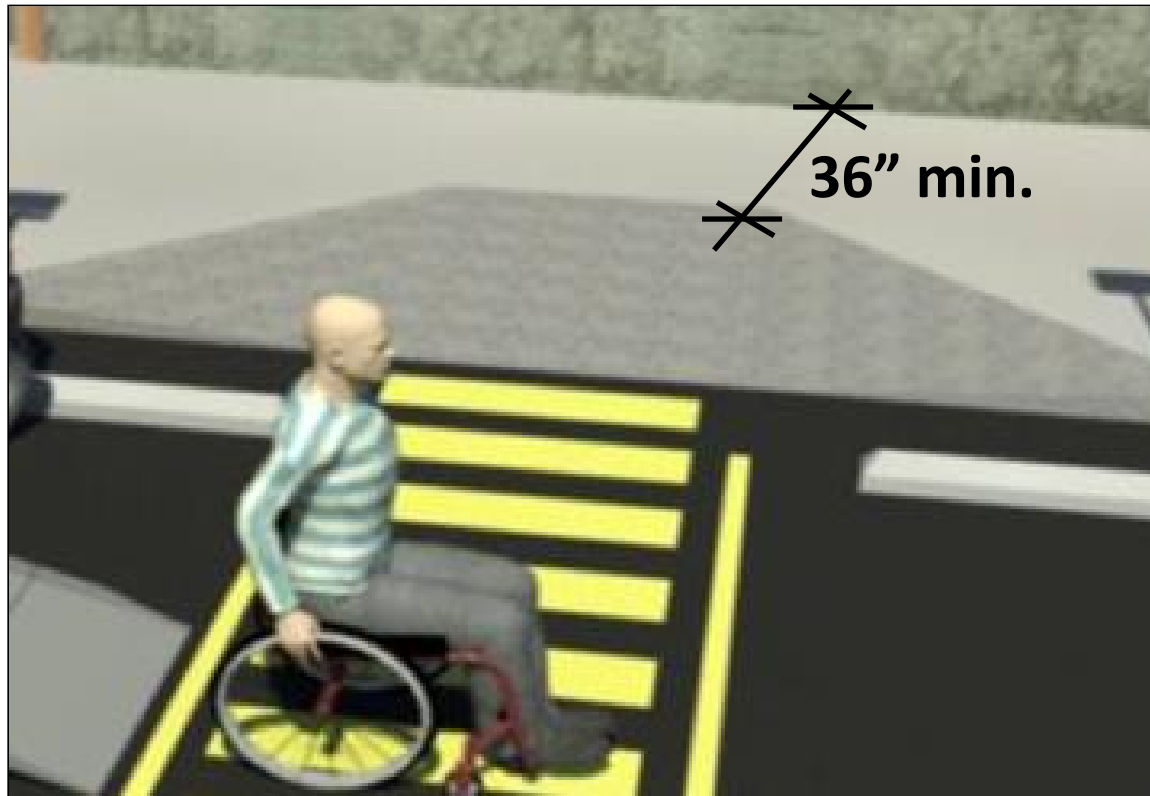
vertical pickets



Extended platform

Curb Ramps (§406)

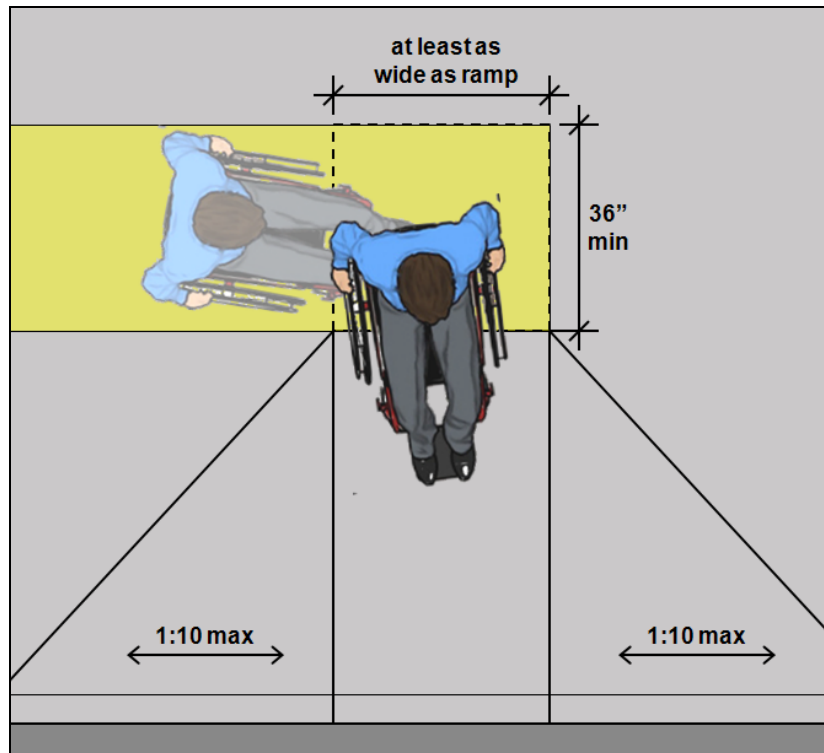
Landing 36" deep min. required at top of curb ramps



Curb ramps cannot protrude into access aisle

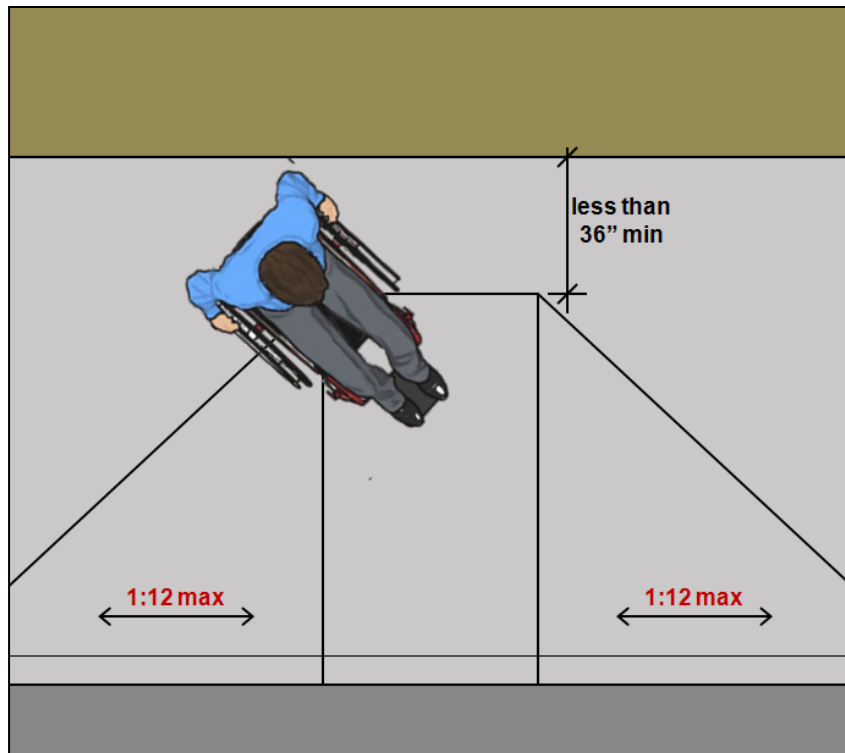
Curb Ramps

New Construction



**Top landing: easier maneuvering
without travel across flares**

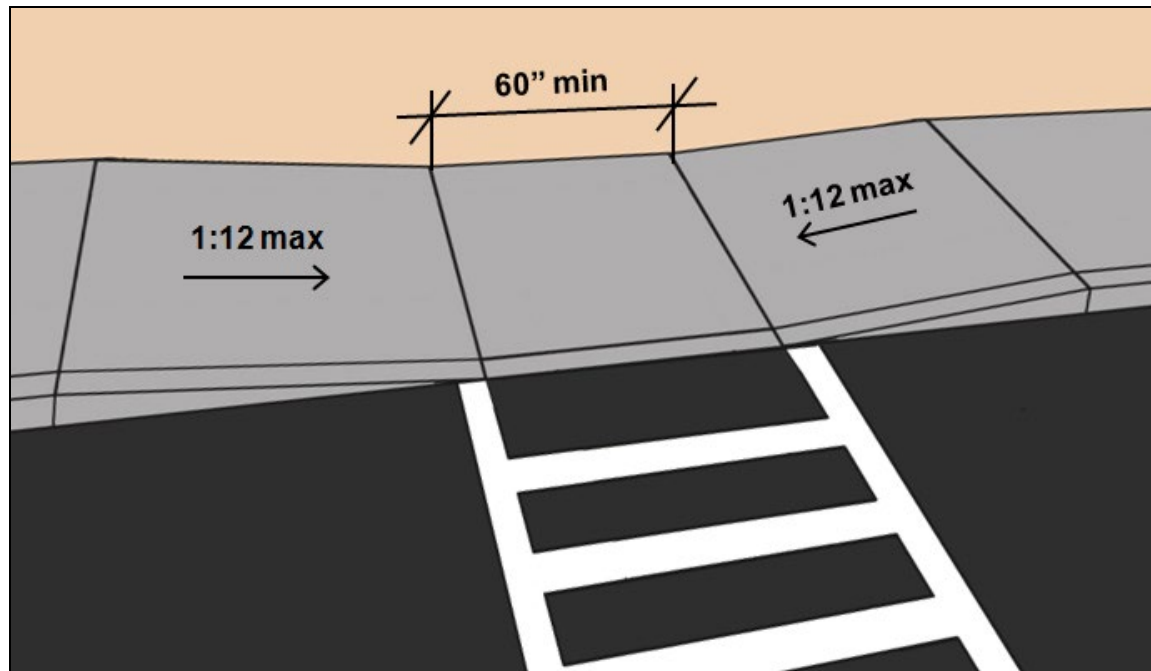
Alterations



**Alterations: if landing space
unavailable, side flares = 1:12 max.**

Curb Ramps: Parallel

Parallel curb ramps can be used where top landing space is unavailable



Detectable Warnings

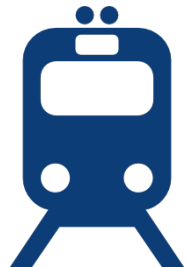
Required on curb ramps at:

- Transit facilities (DOT standards – 406.8)
- FHwy funded projects
- Public sidewalks (recommended – new ROW guidelines will address)



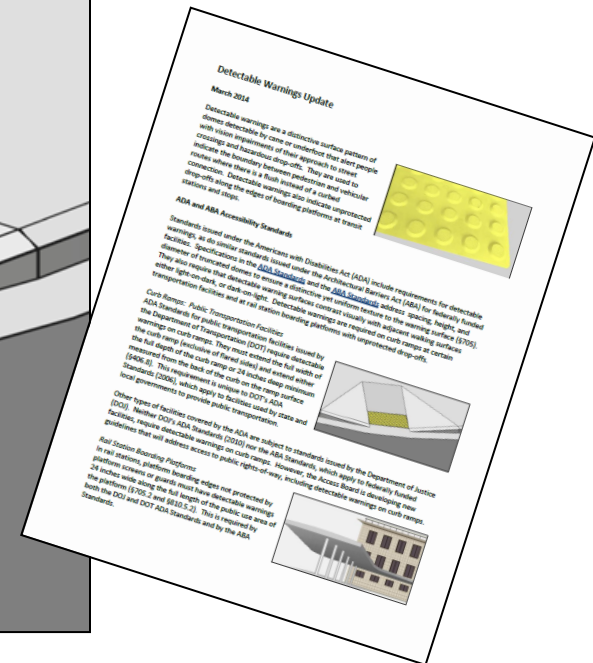
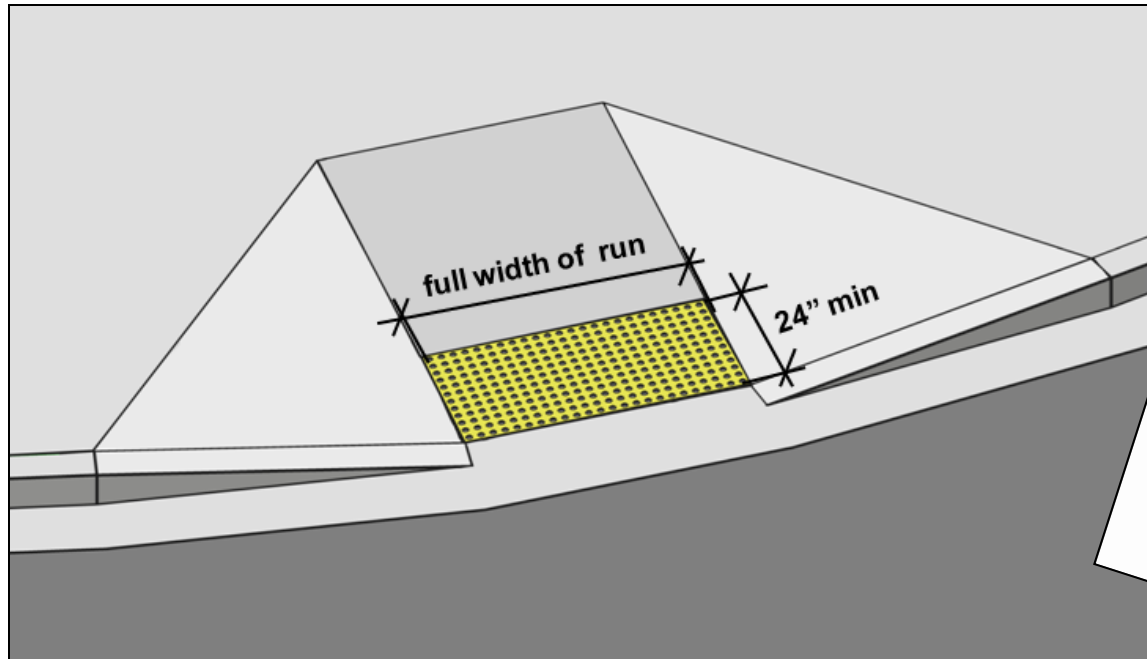
Not required on curb ramps at other facilities or hazardous vehicular areas

Required on rail station boarding platforms



Detectable Warnings cont.

Revised specifications for location at curb ramps



**ROW guidelines will provide further guidance
(e.g., placement at blended transitions)**

DW Update on Board's website

Elevators (407- 409)

- Standard Elevators
- Destination-Oriented Elevators
- Existing Elevators (alterations)
- Limited Use/ Limited Application Elevators
- Private Residence Elevators



Vertical Access Between Stories (206.2.3)

Multi-story = Vertical Acc.

Exceptions:

- 2 Story - if 1 story not open to public, occupancy of 5 or fewer
- Air traffic control towers (cab and floor below)
- Certain residential facilities





Elevators - Alterations

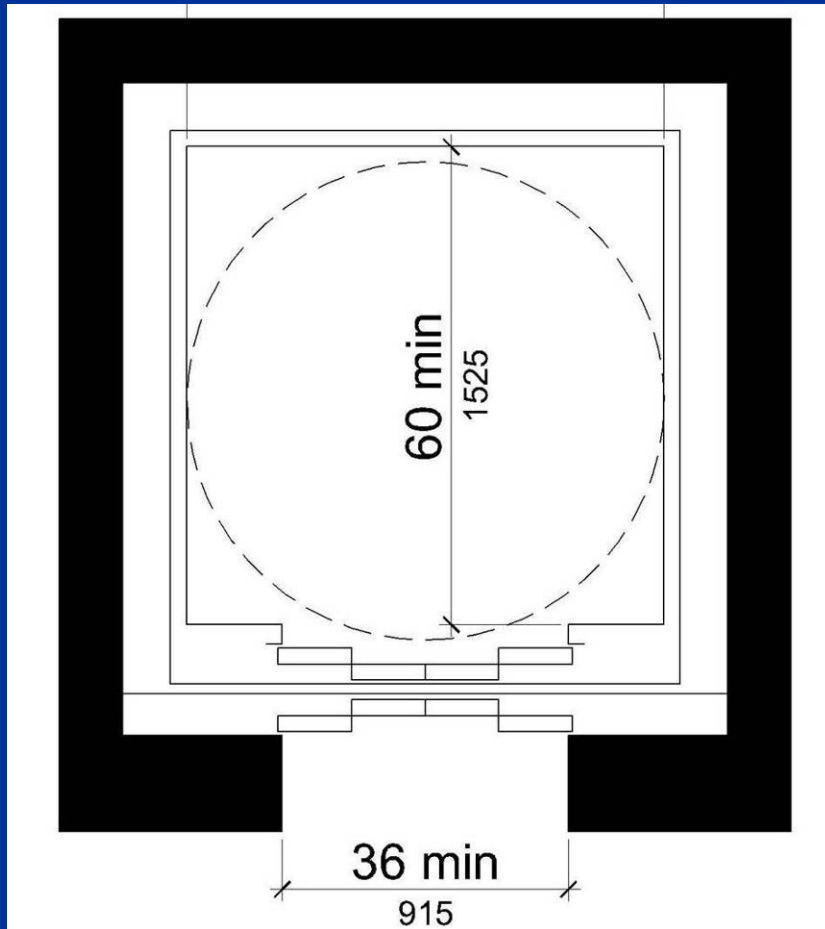
206.2.3.1 New Stairs or Escalators

- Stairs and escalators did not exist previously and major structural modifications necessary, elevator required (unless exceptions apply)

206.6.1 Elevator Alterations

- where one car in existing elevator is altered, all cars programmed to respond to the same hall call must be similarly altered

Standard Elevator – Size (407.4)



- Car sizes – more alternatives (p175)
- Designs providing turning space within car recognized
- Existing elevators may be smaller



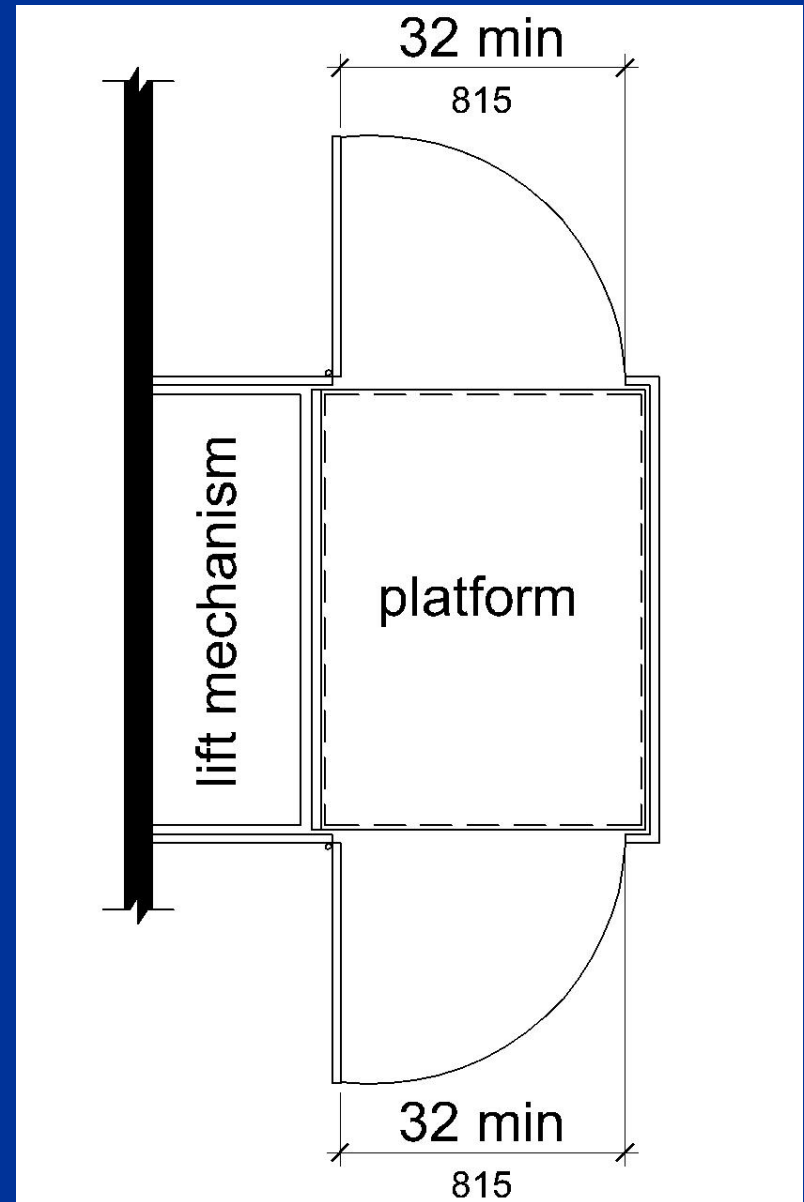
Platform Lifts (206.7)

- New Const. – restricted to:
 - performance areas and speaker's platforms
 - wheelchair spaces
 - incidental spaces
 - existing site constraints (exterior)
 - other
- Alterations – no restrictions



Platform Lifts (410)

- Industry standard: ASME A18.1 (1999 or 2003)
- Low-energy, powered gates/doors req'd
 - except on 2-stop lifts with opposing gates/doors
- Independent use



Means of Egress & Areas of Rescue Assistance (207)

- Technical requirements not included
- Scoping (207)
references technical
requirements in the IBC

☐ Georgia requires
Life Safety Code in design





General Site & Building Elements (Chapter 5)

- Parking
- Passenger Loading Zones
- Stairways
- Handrails



New Construction

Access Required

- **Parking is not required to be provided**
- **Where parking is provided, it must include accessible parking spaces**
- **Excludes commercial vehicle storage, law enforcement vehicles, or vehicle impound parking ***

Accessible Parking Scoping

- **Where visitor, patron, or employee parking is provided**
- **Calculated on a facility by facility basis ***
- **A facility can be a single space, a parking lot, a parking floor within a building, or a stand alone parking structure**

Accessible Parking Scoping cont.

Location of Parking Space

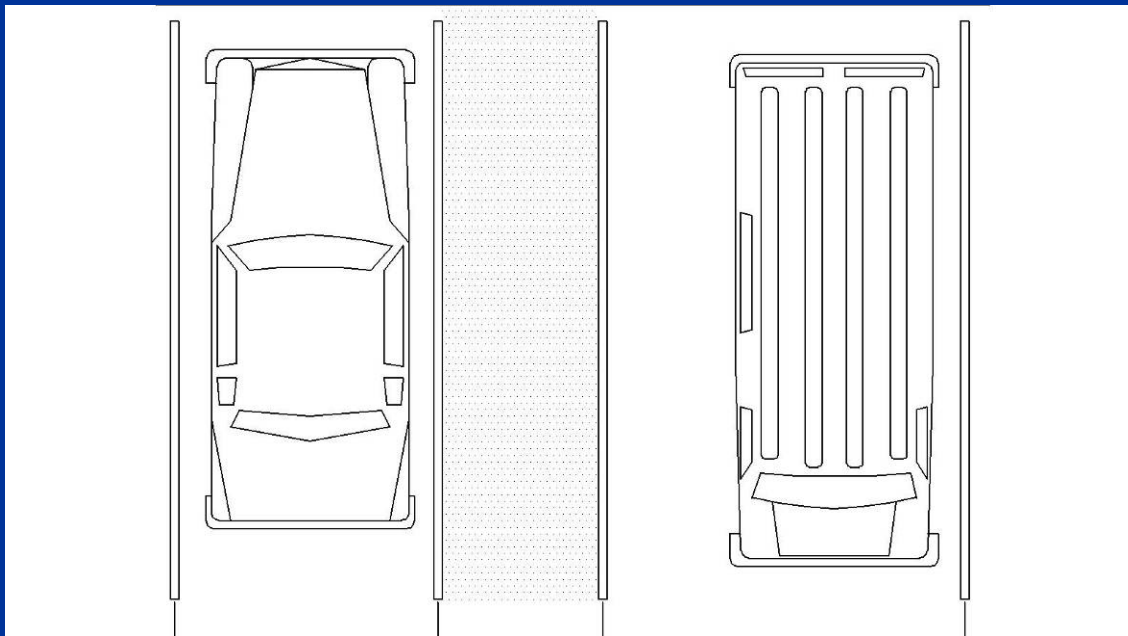
- **On shortest accessible route to accessible entrance**
- **On shortest accessible route to entrance to parking facility**
- **Dispersed to multiple accessible entrances**

208.2 Parking Spaces Scoping

208.2 Parking Spaces	
Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

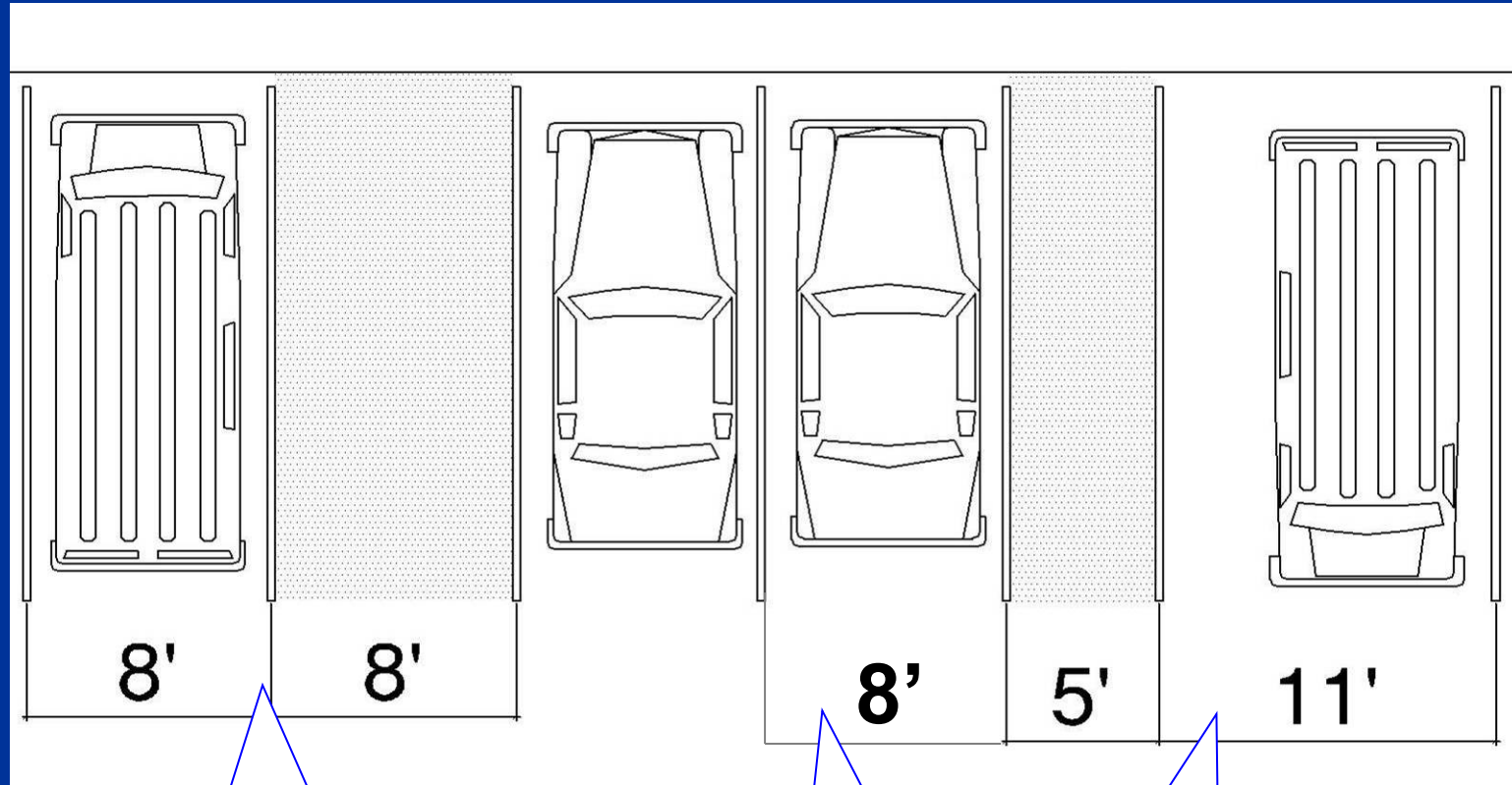


Van Parking (208.2.4)



Van Spaces - 1 of every 6 accessible spaces
(instead of 1 of 8)

Van Spaces (502)



EX: Van space

Car space

Van space

Parking (502)

Access Aisle

- Marking
- Location (angled vans spaces)

Signage

- Height (60" min.)
- Van Accessible



Georgia Parking Signage

- State Law [O.C.G.A. 40-6-221](#)
- 12" x 18" Sign
- at 84" above ground
- Blue Reflective Sign
- White Letters - Warnings
 - Permit Parking Only
 - Tow-Away Zone
 - International Symbol
- 75% of Surface Area



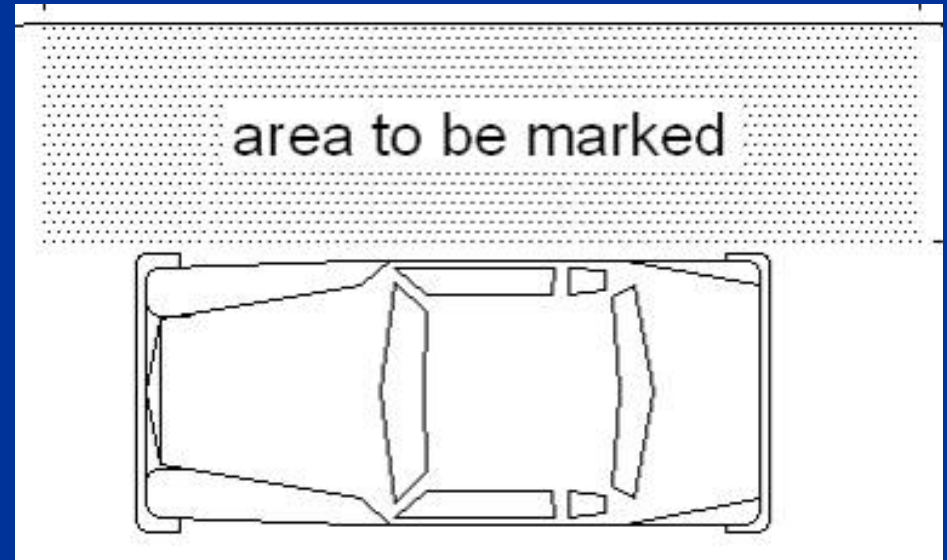
Passenger Loading Zones



**At least 1 for every 100 linear ft. of
loading zone space provided**

Passenger Loading Zones (503)

- Aisles - same level as pull-up space
- Aisles to be marked
- No level changes in space or aisle





Additional Technical Chapters

- 3 – Building Blocks
- 4 – Accessible Routes
- 5 – General Site & Building Elements
- 6 – Plumbing Elements & Facilities**
- 7 – Communication Elements & Features**
- 8 – Special Rooms, Spaces & Elements**
- 9 – Built-in Elements**
- 10 – Recreation Facilities**

Technical Guides on the Standards

Available on the Board's website

<https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guide-to-the-ada-standards>



Questions?



U.S. Access Board

(800) 872-2253 (voice)

(800) 993-2822 (TTY)

E-mail: ta@access-board.gov

www.access-board.gov

“Advancing Full Access and Inclusion for All”

Your Touch Point for Accessibility

*Thank
You!*

from
ADA
Coordinator's
Office

ada.georgia.gov

404-657-7313



Steven R. Jones

Senior ADA Architect

404-463-5647

steve.jones@gsfic.ga.gov

Please complete your survey form and place at the back of the room in a stack. Thank You!