



ADA Standards

Part 2

Agenda

(Chapters 6 – 10)

- **Plumbing Facilities & Elements**
- **Communication Elements**
- **Special Rooms & Spaces**
- **Built-In Elements**
- **Recreation Facilities**
- **Alterations**

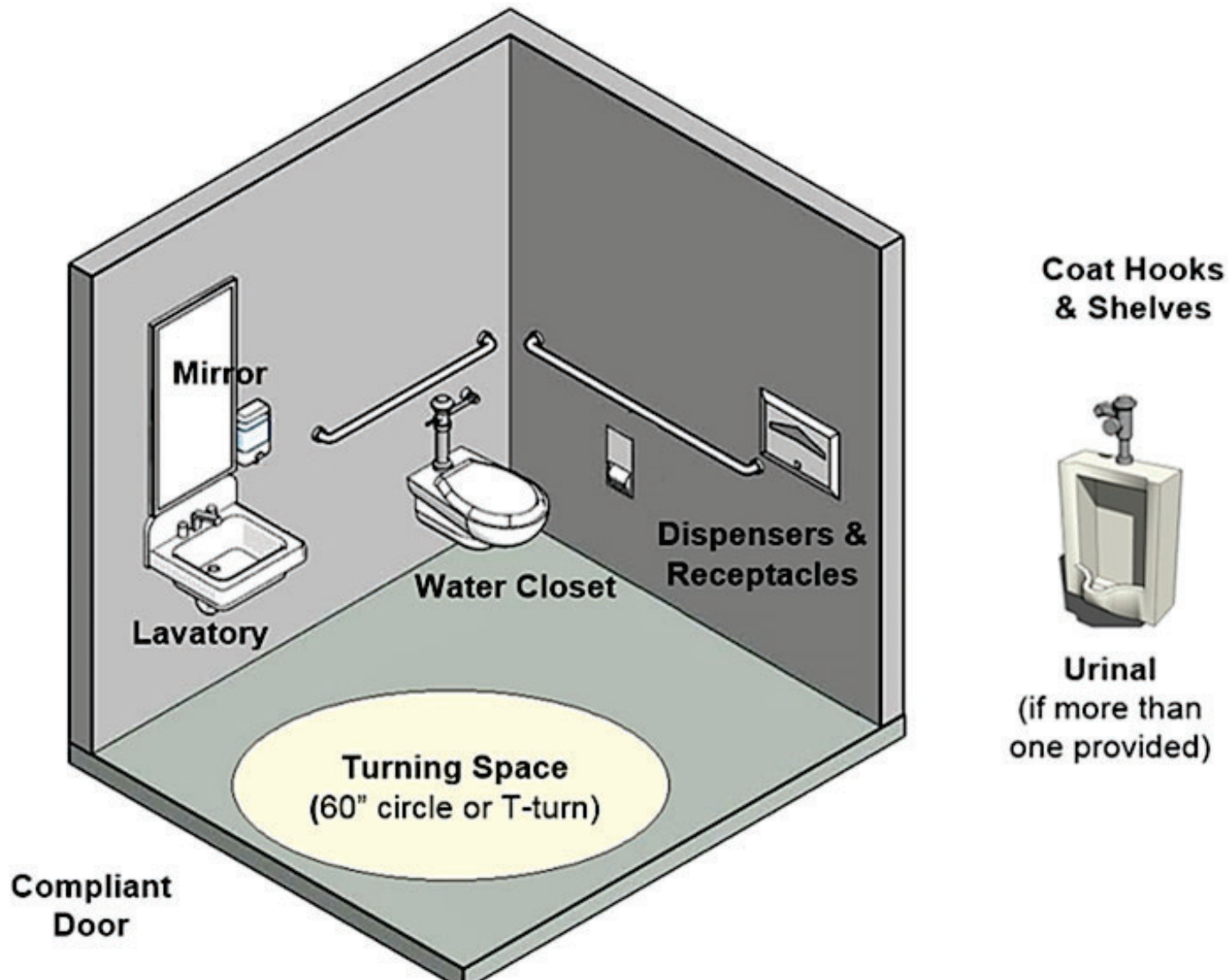
Toilet & Bathing Facilities (§213)

In new construction, all toilet and bathing facilities must be accessible, except:

- portable units (5% min)
- clustered single user toilet rooms (50% min)

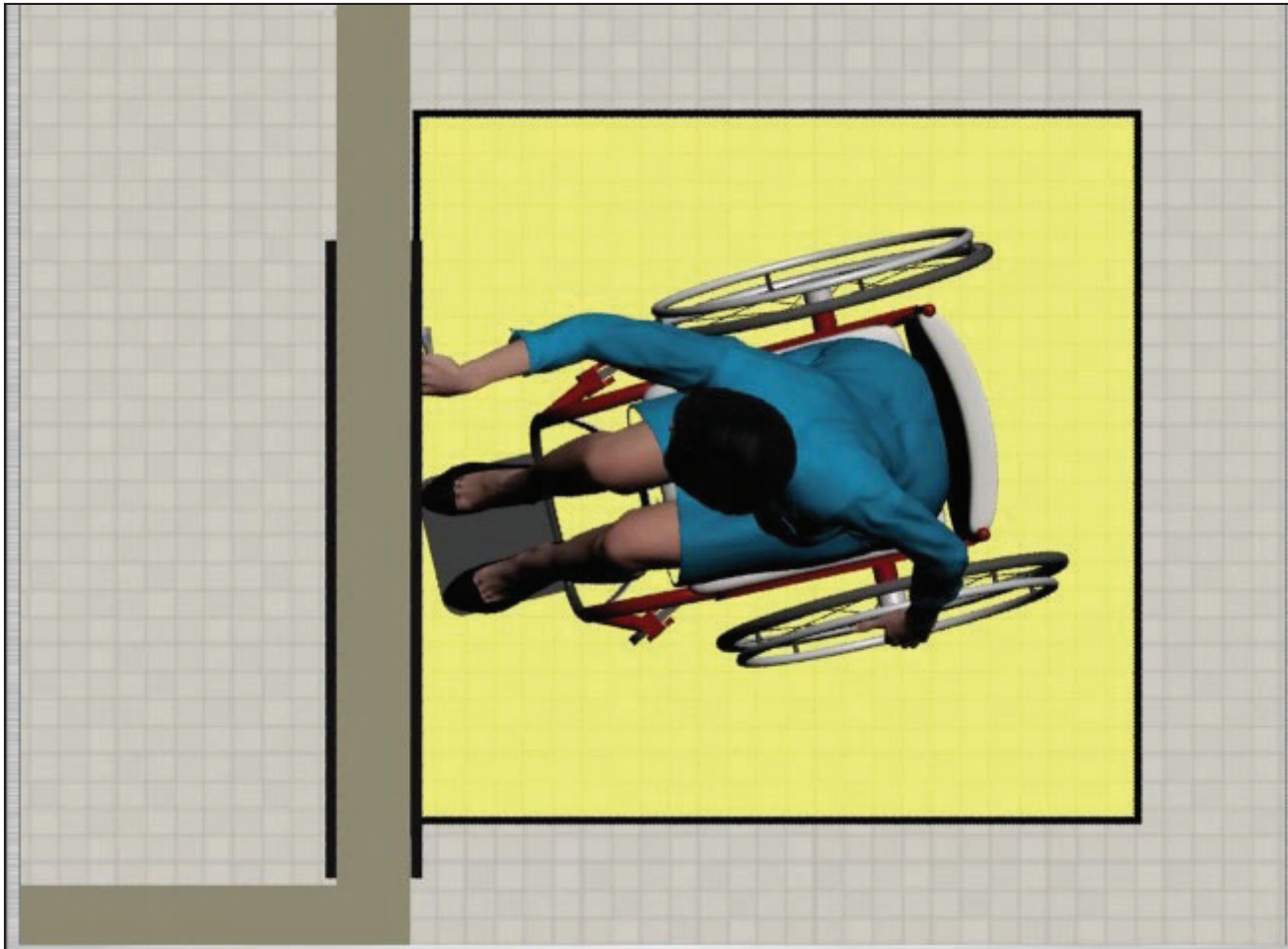


Toilet Rooms (§603)



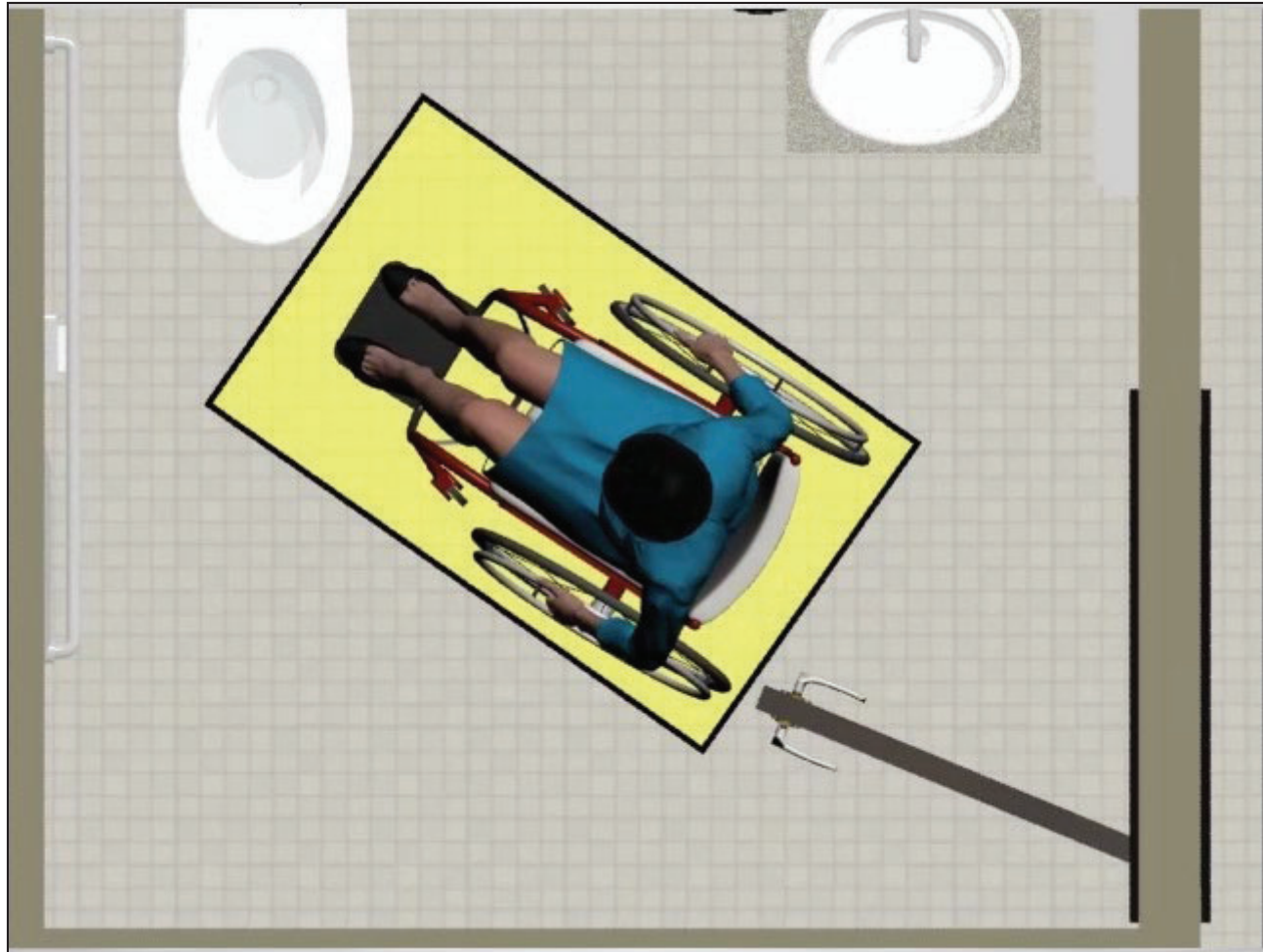
Toilet Rooms

Door maneuvering clearance (exterior)



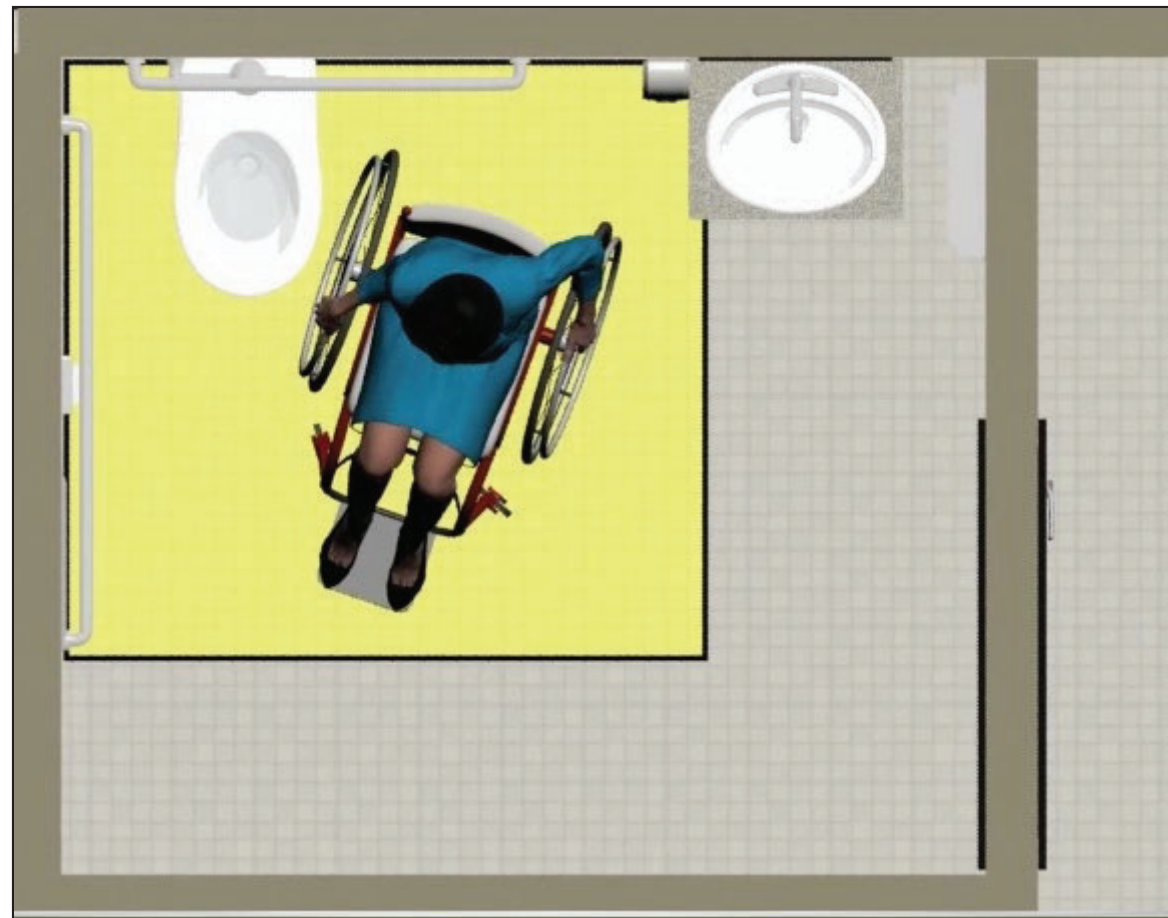
Toilet Rooms

Wheelchair space beyond door swing



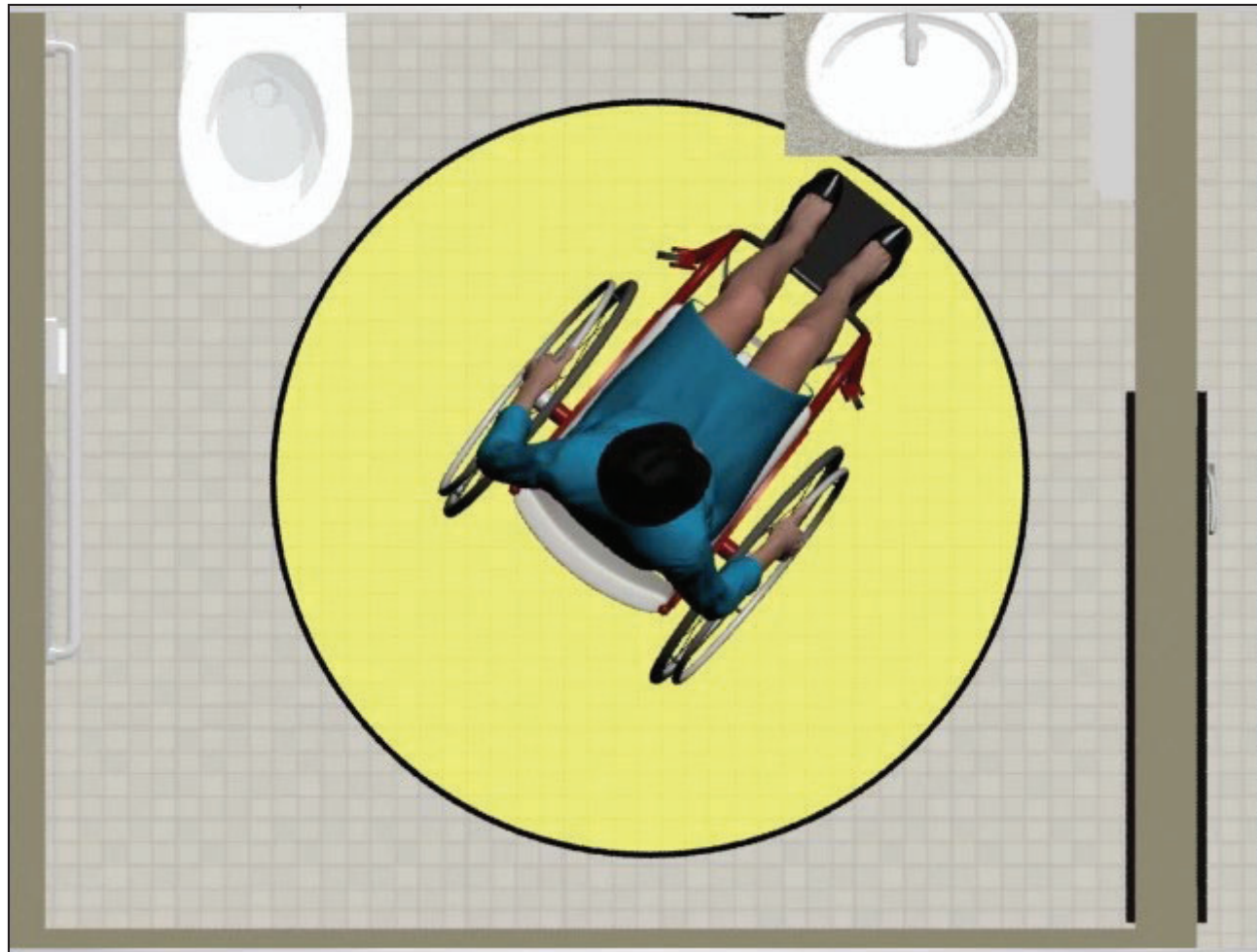
Toilet Rooms

Clear floor space at toilet for approach & transfer



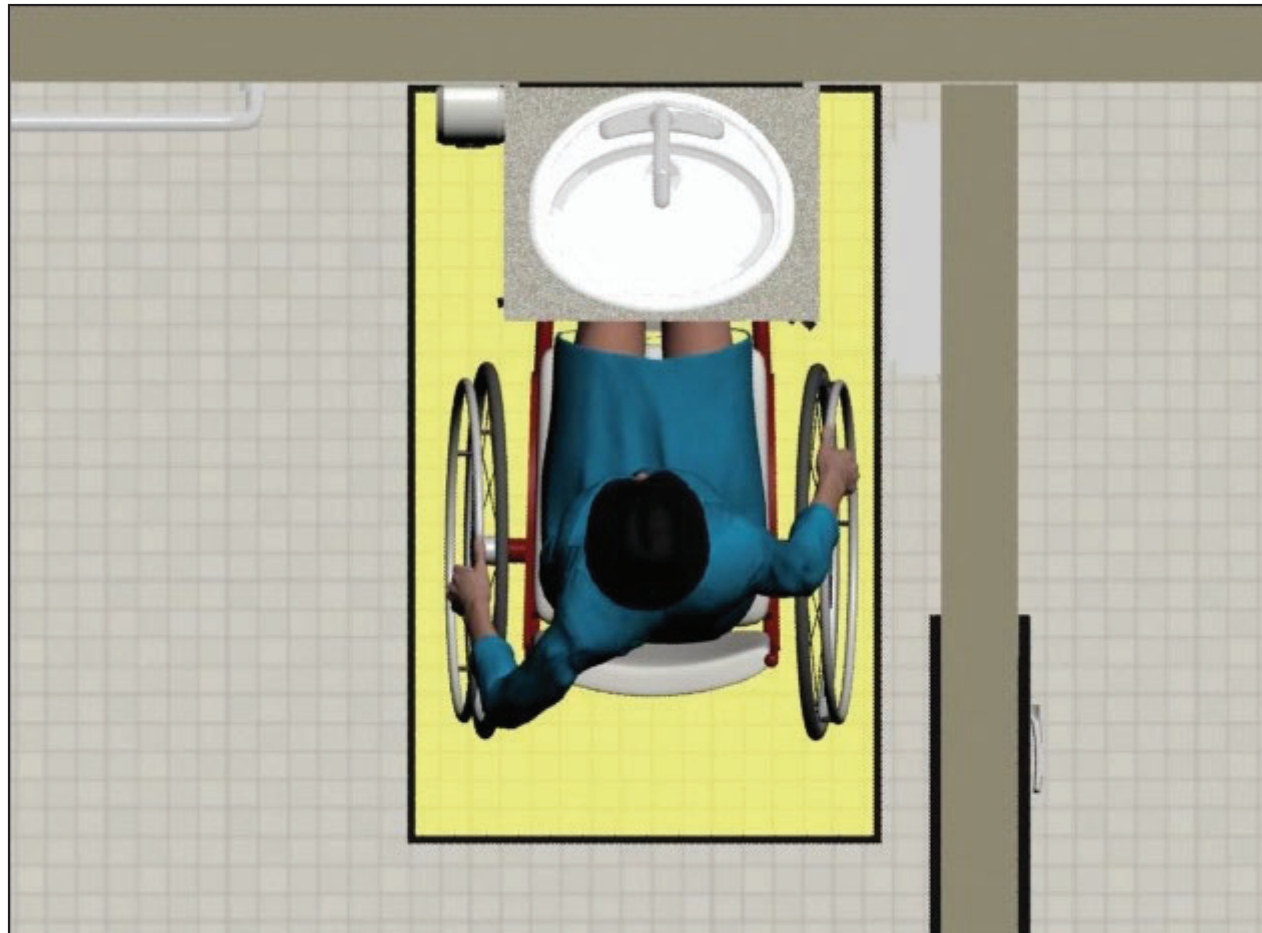
Toilet Rooms

Turning space (circular or T-shaped)



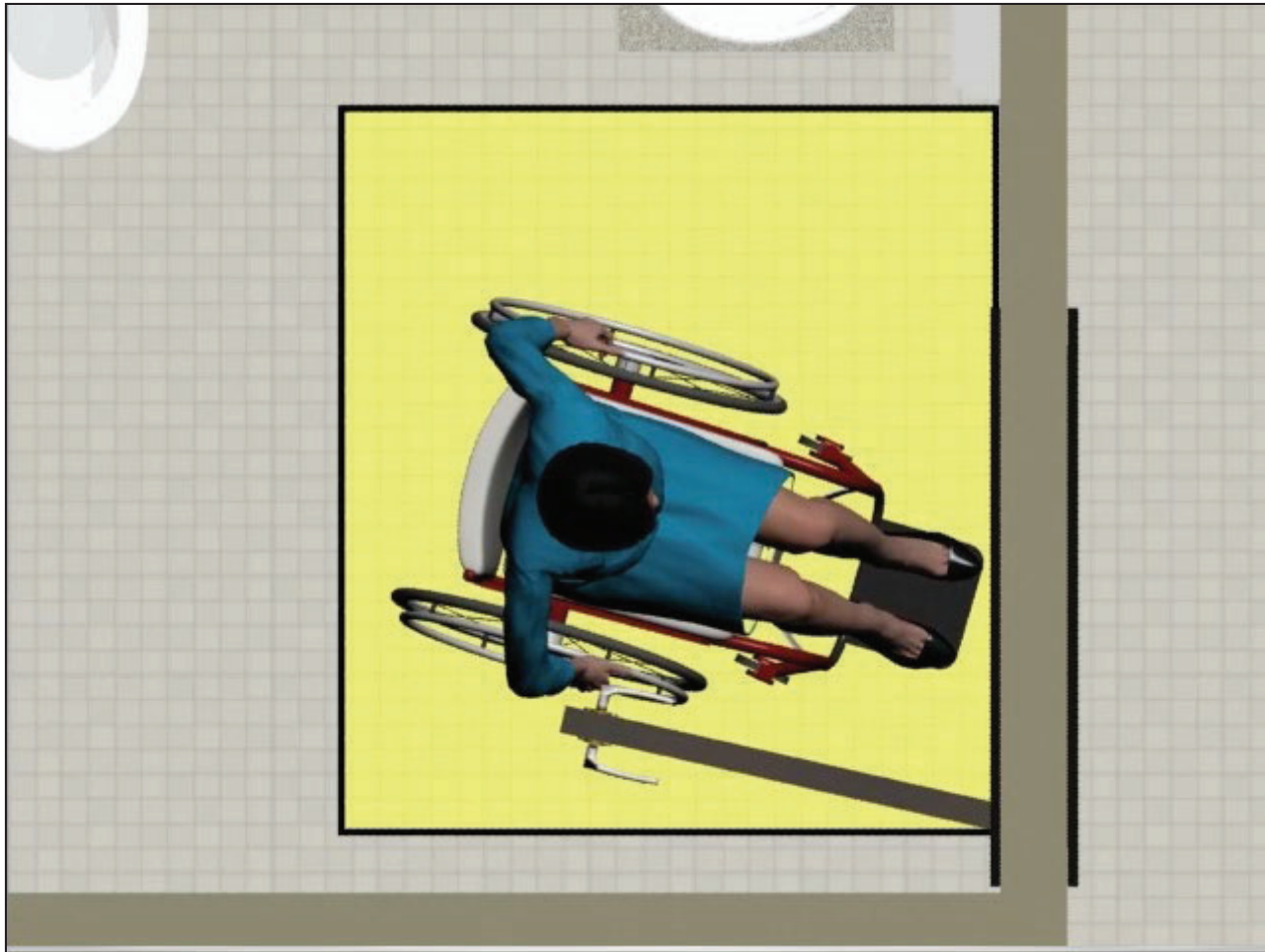
Toilet Rooms

Clear floor space at fixtures & elements



Toilet Rooms

Interior door maneuvering clearance



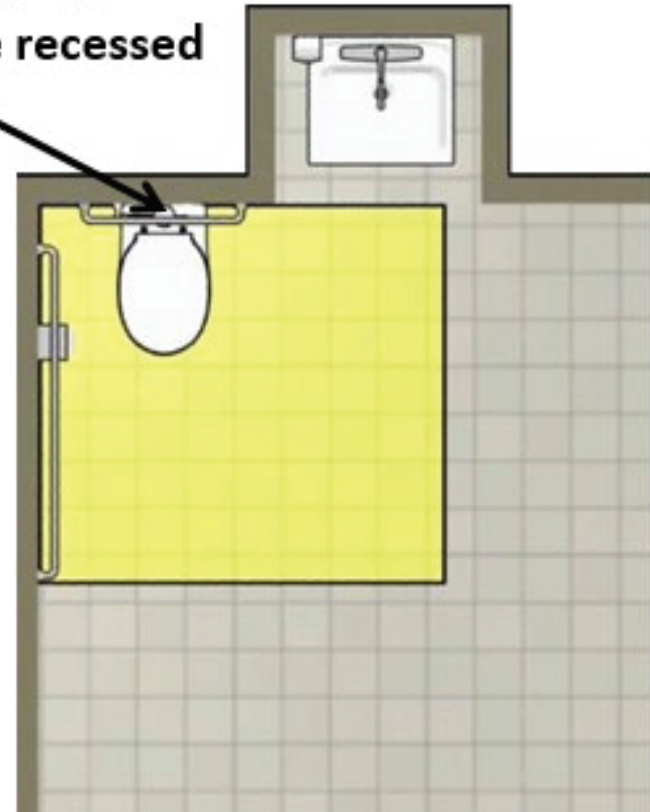
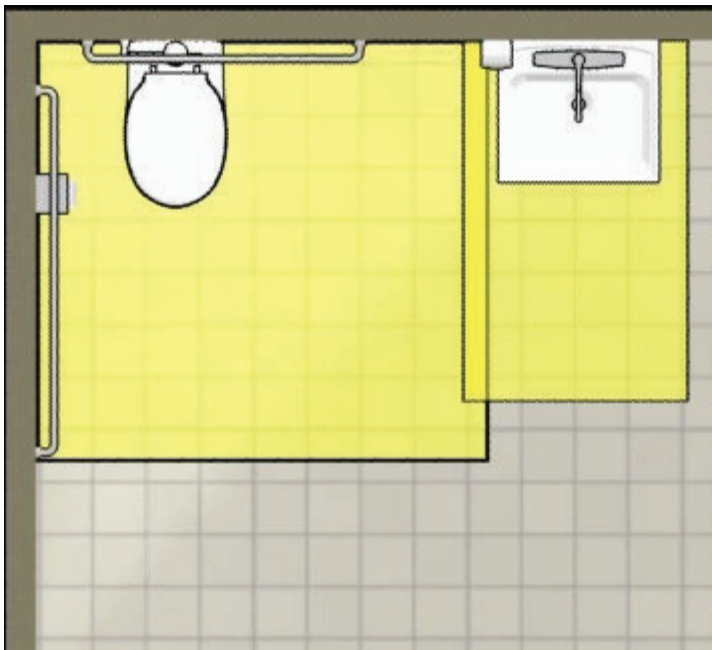
Toilet Rooms

- **Size of toilet rooms determined by:**
 - **Room layout**
 - **Number & configuration of fixtures**
 - **Swing of doors**
 - **Other factors**
- **Overall room dimensions not specified**

Toilet Rooms

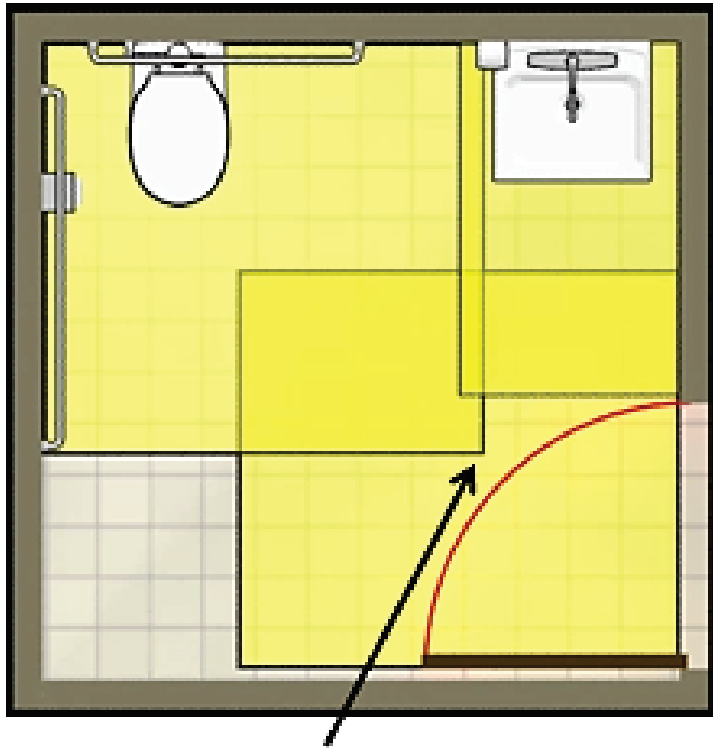
**Lavatory cannot overlap toilet clearance
(except in dwelling units)**

Shorter (24" min.) rear GB
allowed when fixture recessed

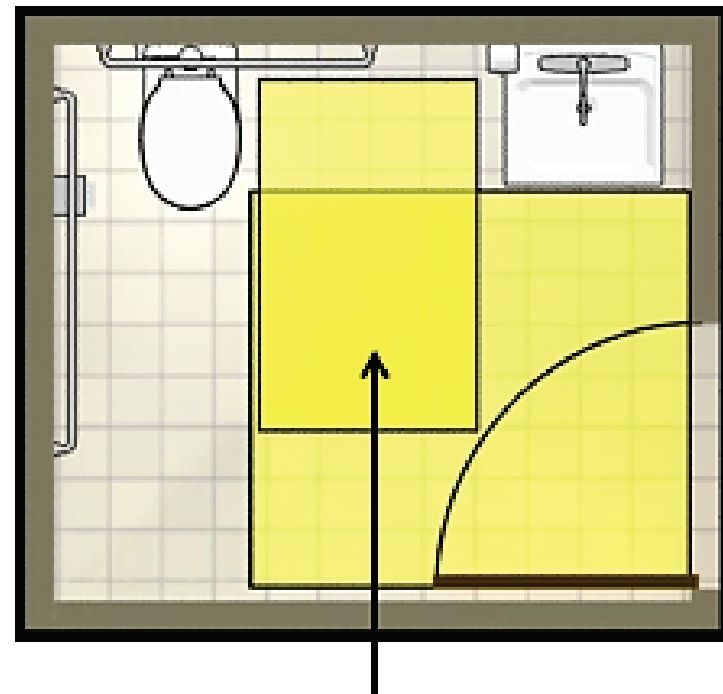


Toilet Rooms

Door maneuvering clearance



Keep swing outside fixture clearances or ...

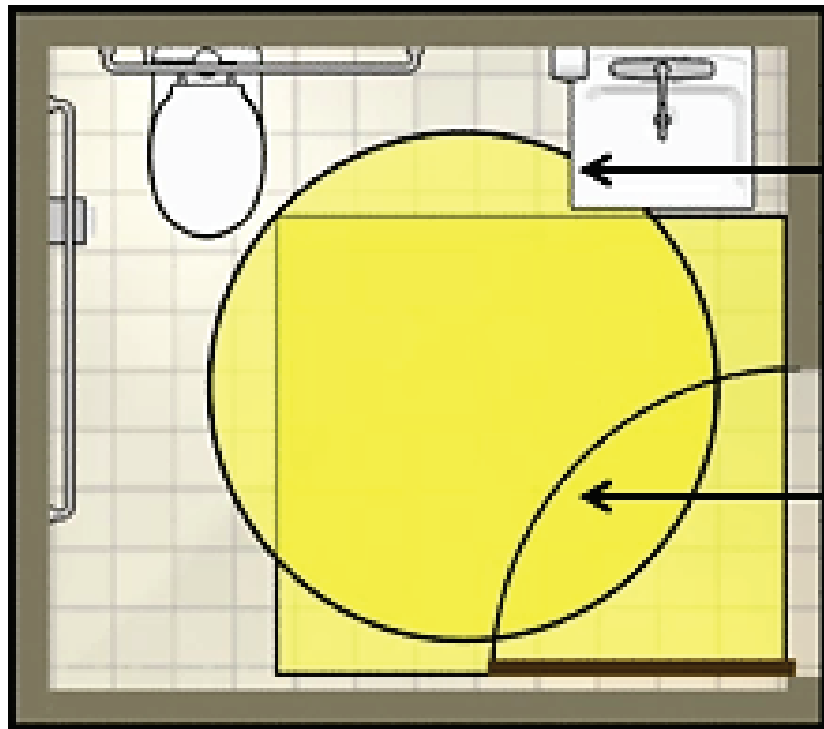


... provide unobstructed clear floor space (30" x 48" min.) outside swing (location not specified)

Toilet Rooms

Turning Space:

60" diameter circle or "T" shaped space

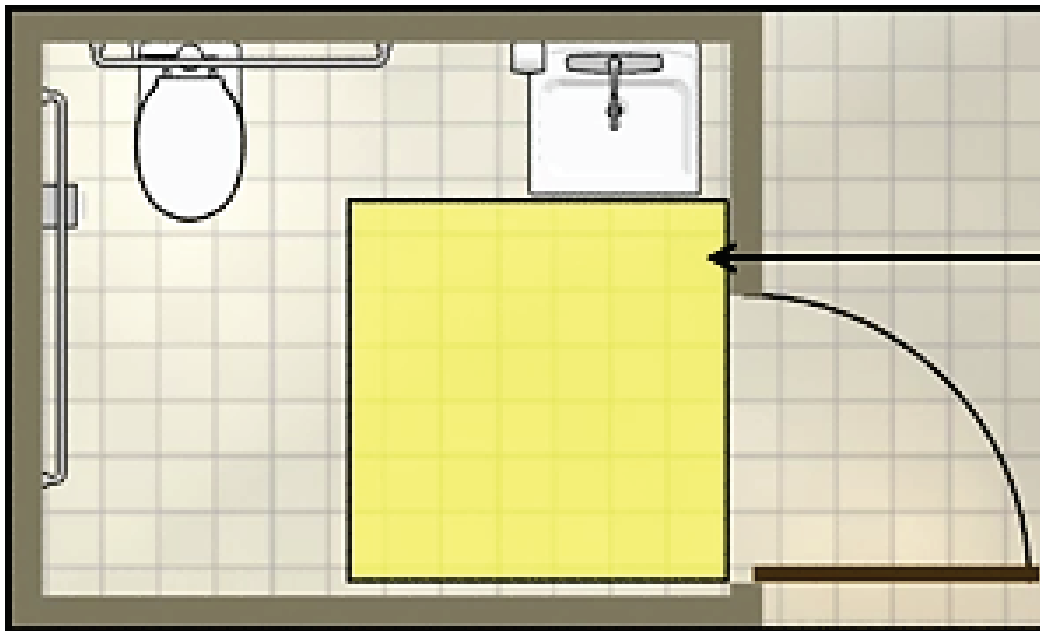


Elements with knee/toe clearance can overlap turning space

Door can always swing into turning space

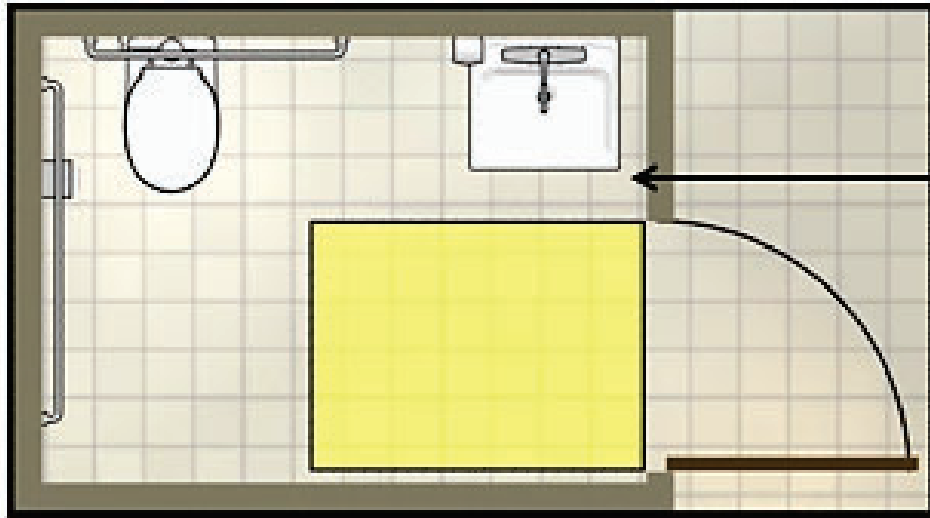
Toilet Rooms

Doors: Out-swinging doors allow smaller room size (require less interior maneuvering clearance)

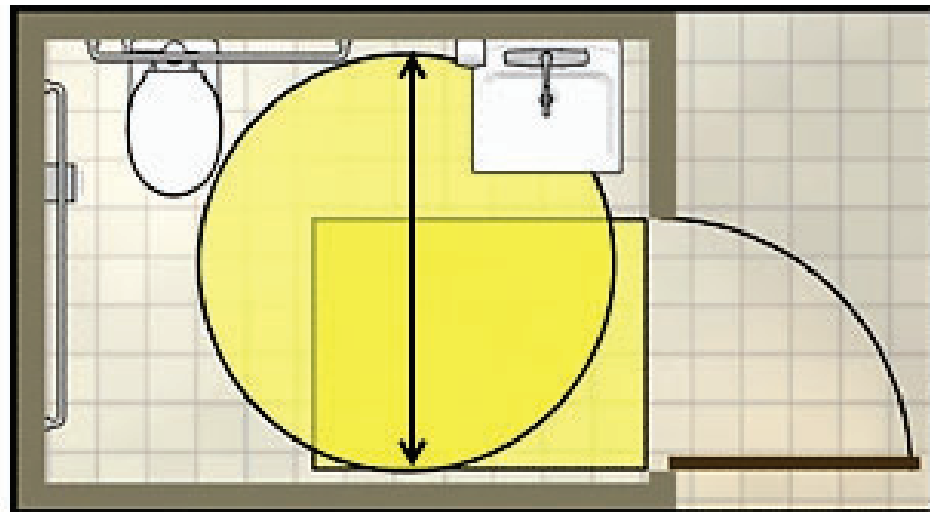


**12" min. latch-side clearance
required on push side
(forward approach) if door
has both a closer & latch**

Toilet Rooms



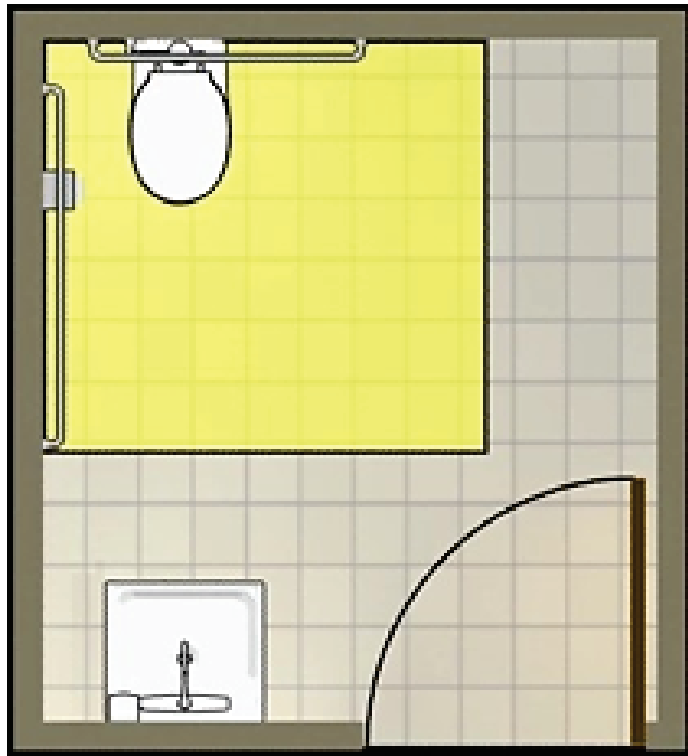
If out-swinging door does not have both a closer & latch, no additional clearance beyond opening required.



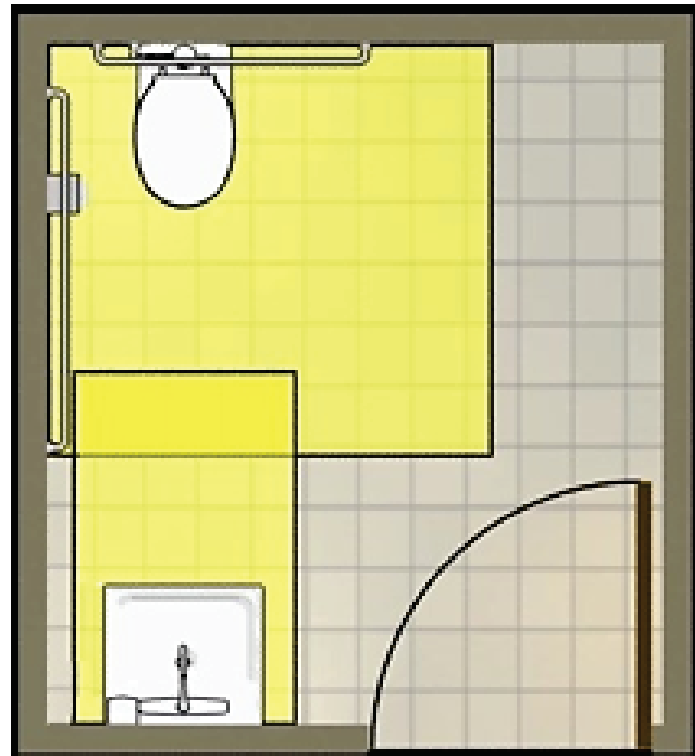
In this case, room depth is usually determined by turning space.

Toilet Rooms

These requirements apply to all types of layouts

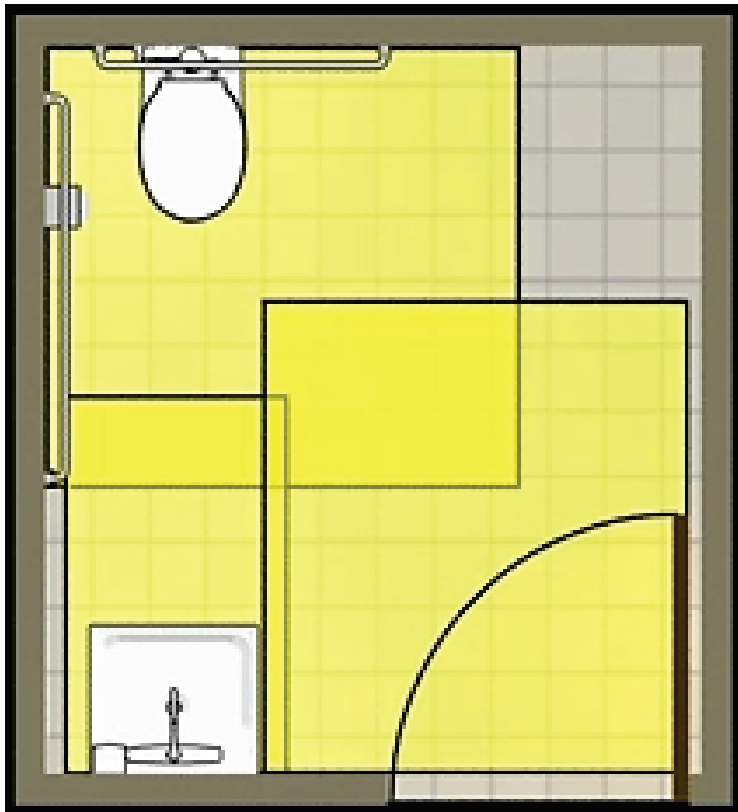


Water closet clearance

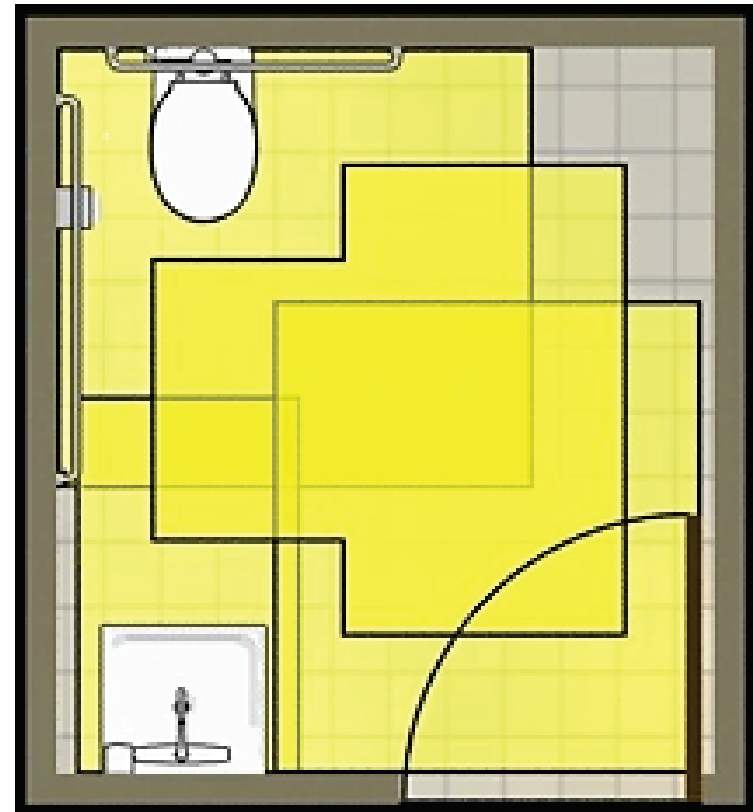


Lavatory clearance

Toilet Rooms



**Door maneuvering clearance
(swing outside fixture clearances
unless clear floor space beyond
swing provided)**



**Turning space
(can overlap fixture
clearances and door swing)**

Ch. 6: Plumbing Elements & Facilities

- **Drinking Fountains**
- **Toilet & Bathing Rooms**
- **Water Closets & Urinals**
- **Lavatories & Sinks**
- **Bathtubs & Shower Compartments**
- **Washing Machines & Clothes Dryers**
- **Saunas & Steam Rooms**

Ch. 7: Communication Elements & Features

- **Fire Alarm Systems**
- **Signs**
- **Telephones**
- **Detectable Warnings**
- **Assistive Listening Systems**
- **ATMs & Fare Machines**
- **Two-Way Communication Systems**



Signs (§216, §703)

- Tactile/ visual – labels for permanent rooms & spaces, exit doors
- Visual only – directional or informational signs
- Exempt: temporary signs, building menus, directories, addresses, company names and logos

Tactile Signs

Signs identifying “permanent” rooms & spaces:

- **designations not likely to change over time (or without significant alteration of room/space)**
- **typically located at doorways**



Tactile Signs

- room and floor numbers/letters
- room names
- labels for restrooms, locker rooms, cafeterias, mechanical rooms, and other permanent rooms/spaces
- doors at exit stairways, exit passageways, and exit discharge (label required)
- signs identifying rail stations/entrances



Signs

Tactile & Visual

“Room 123”

“Restroom”

“Mechanical Room”

“Exit” (at certain doors)

“Floor B”

“Ballroom A”

“C. Smith Room”

Visual Only

“Exit →”

“Employees Only”

“Visitors must sign in”

Exempt

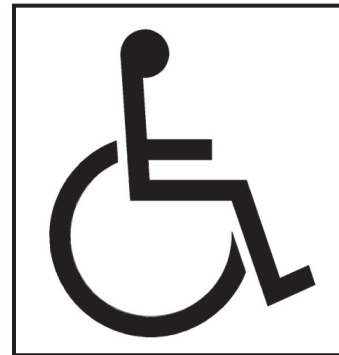
building directory

“Mr. C. Smith, Accountant”

Signs

International Symbol of Accessibility

- entrances
- toilet and bathing rooms
- check-out aisles
- parking
- existing elevators



Not required where *all* are accessible

Ch. 8: Special Rooms, Spaces, & Elements



Assembly Areas



**Dressing, Fitting, &
Locker Rooms**



Kitchens/Kitchenettes



**Medical/ Long-term
Care**



Transient Lodging



Prison Cells



Courtrooms



Dwelling Units



**Transportation
Facilities**



Storage

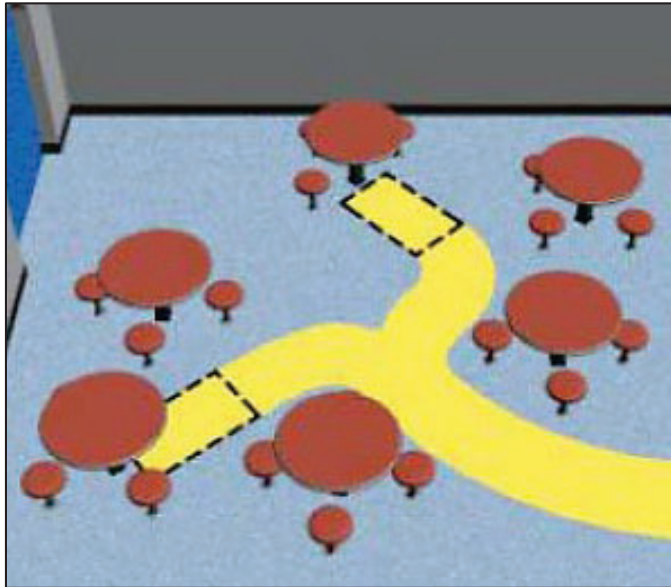
Ch. 9: Built-In Elements

- Dining Surfaces & Work Surfaces
- Benches
- Sales & Service Counters, Check-out Aisles



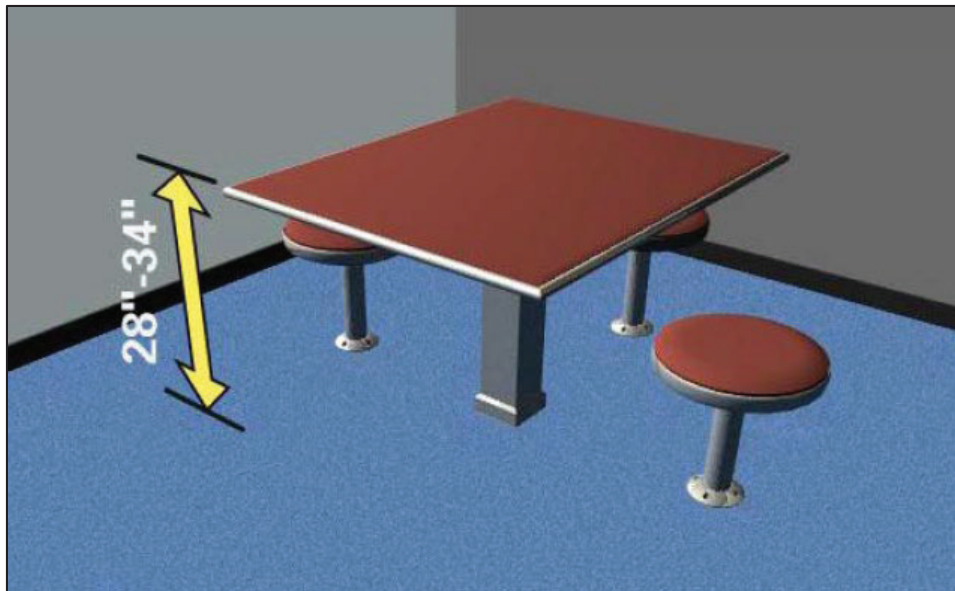
Dining & Work Surfaces (§226)

- Access to at least 5% of seating & standing spaces at dining surfaces
- Access to at least 5% of work surfaces (other than those used by employees)
- Dispersion



Dining & Work Surfaces (§902)

- 28" – 34" surface height
- Forward approach access (knee/toe space)
- Alternative dimensions for children's use



Sales & Service Counters (§227)

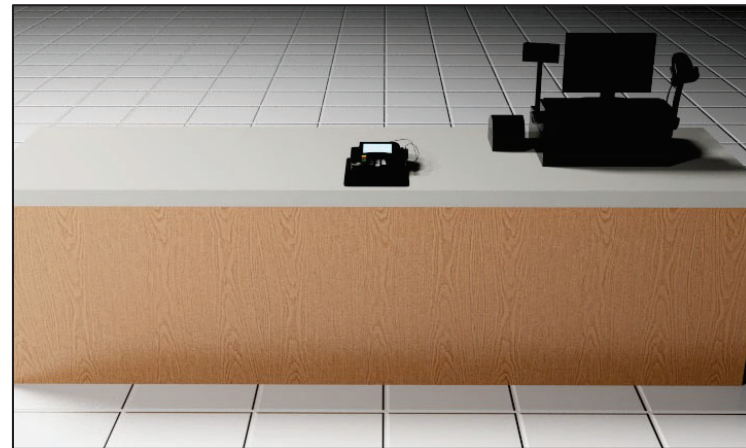
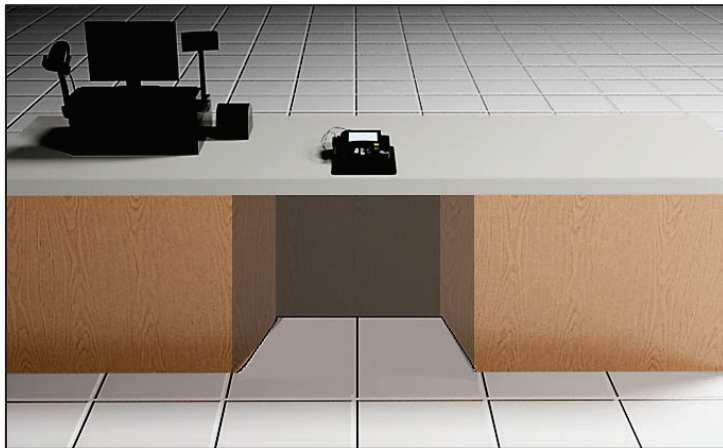
At least one of each type of sales and service counter must comply



Queues/ waiting lines and food service lines also addressed

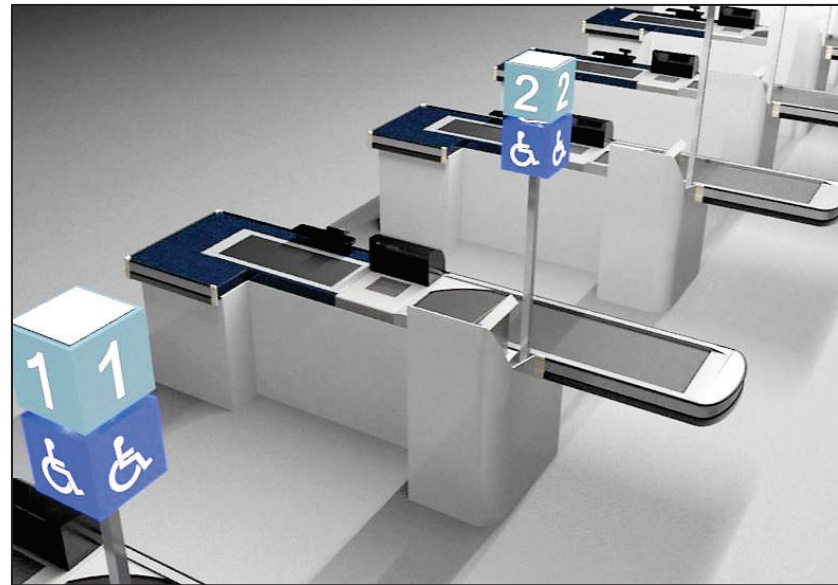
Sales & Service Counters (§904)

- 36" max. height (accessible portion)
- applies to full depth of counter
- forward or side approach
- method to facilitate voice communication required where security glazing provided



Check-out aisles (§227)

- aisle width
- 38" max. counter height (2" max. high edge protection)
- check writing surface 28" – 34" high
- labeled by ISA
(unless all accessible)



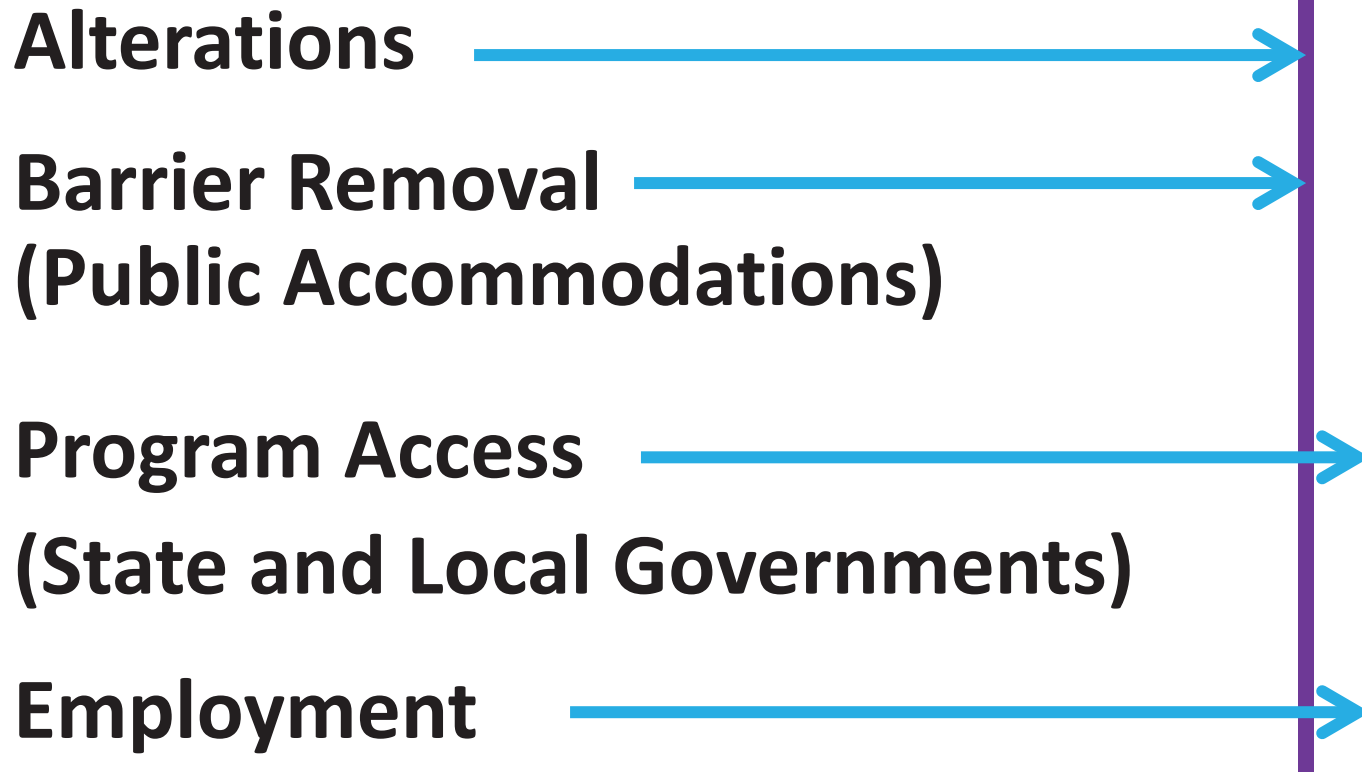
Ch. 10: Recreation Facilities

- Amusement Rides
- Recreational Boating Facilities
- Exercise Machines & Equipment
- Fishing Piers & Platforms
- Golf & Miniature Golf Facilities
- Play Areas
- Swimming Pools, Wading Pools, & Spas
- Shooting Facilities



Existing Facilities

Existing Facility Goal



Goal = meet new construction unless an exception applies

Toilet Room Example

213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

EXCEPTIONS: 1. In alterations ... *technically infeasible* ... unisex toilet room or bathing ... same area ... same floor

2. ... alterations to *qualified historic buildings or facilities* ... no fewer than one toilet room for each sex ... or one unisex toilet room ... shall be provided.

3. ... multiple single user portable toilet or bathing units are clustered at a single location, no more than 5 percent of the toilet units and bathing units at each cluster ...

4. Where multiple single user toilet rooms are clustered at a single location, no more than 50 percent of the single user toilet rooms for each use at each cluster

Alterations (§F202.3)

“A change to a building or facility that affects or could affect the usability of the building or facility or portion thereof.”

Standards apply based on:

- **planned scope of work**
- **technical feasibility**
- **primary function areas/ path of travel**

Alterations

Including (but not limited to):

- remodeling
- renovation
- rehabilitation/ reconstruction
- historic restoration
- resurfacing of circulation paths/ vehicular ways
- changes/ rearrangement of structural parts, elements, or plan configuration of walls & full-height partitions

Alterations

Not alterations (unless usability affected):

- **normal maintenance**
- **reroofing**
- **painting or wallpapering**
- **changes to mechanical and electrical systems**



Alterations

Example: Parking Lot

Filling potholes = maintenance



Alterations

Example: Parking Lot

Resurfacing and restriping of lot = alteration

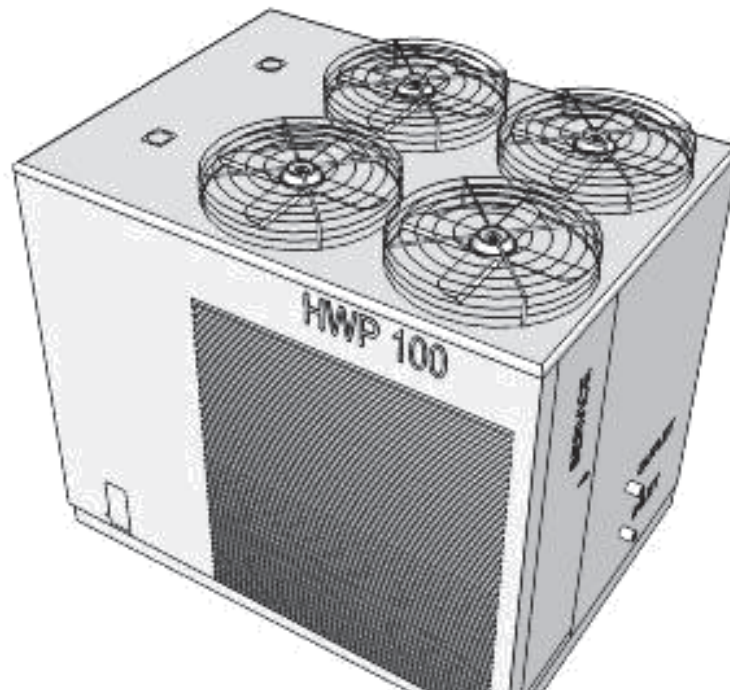


Alterations

Example: Replace HVAC system

Covered where usability affected

(e.g., new thermostats installed – operable parts)



Alterations

Within an altered space, standards apply to those elements that are altered



(accessible route not required unless circulation paths altered or path of travel required)

Alterations

Recommendation:

Maximize opportunities for access beyond minimum required where possible – often more cost-effective when work is already underway.

Alterations

Specific provisions for alterations located throughout standards (refer to “alterations” or “existing facilities”)



Specific Provisions

Example (scoping): Elevators

If car altered, all cars programmed to respond to the same hall call also must be altered (§206.6.1)



Specific Provisions

Example (technical): Ramp Slope

Steeper running slopes allowed for short ramps where space is limited (§405.2):

6" max. rise: 1:10 max. slope

3" max. rise: 1:8 max. slope

Alterations

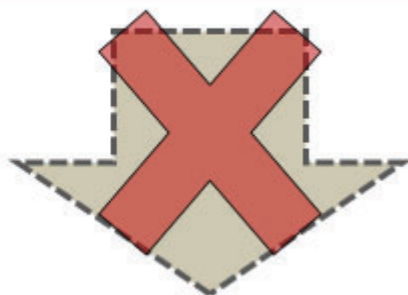
**New construction = basis for alterations
(aside from specific provisions/ exceptions)**



Alterations:

**not required to exceed NC
level of access (§202.3.2)**

NEW CONSTRUCTION LEVEL OF ACCESS



**can't reduce access below
NC level (§202.3.1)**

Technical Infeasibility (§106.5)

Defined as:

“Something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame ...

Technical Infeasibility

“... or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements.”

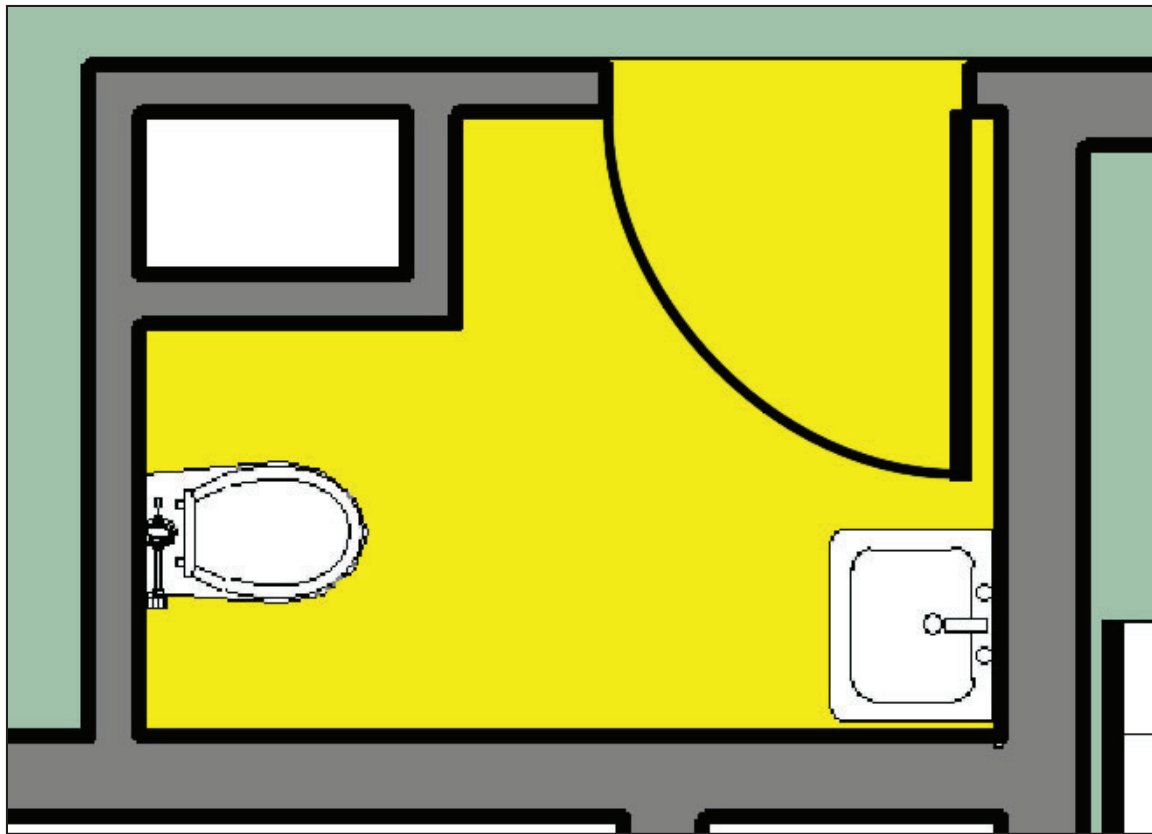
Technical Infeasibility

Space limitations and technical infeasibility



Technical Infeasibility

Compliance required to the
“maximum extent feasible”



Technical Infeasibility



Is relative to scope of work; where renovation = more extensive, technical infeasibility = less likely

Technical Infeasibility

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

Primary Function Areas (§202.4)

Additional requirements for alterations (and additions) that affect or could affect usability of/ access to areas containing a “primary function” (i.e., major activity for which the facility is intended)

Primary Function Areas

Examples include (not limited to):

- dining areas of a restaurant
- retail space in a store
- exam rooms in a doctor's office
- guest rooms in a hotel
- classrooms in a school
- offices & other work areas where activities of a covered entity are carried out

Primary Function Areas

Not primary function areas:

- entrances & corridors
- break rooms & employee locker rooms
- mechanical & electrical closets
- supply storage rooms
- restrooms (unless primary purpose of a facility, e.g., highway rest stop)

Primary Function Areas

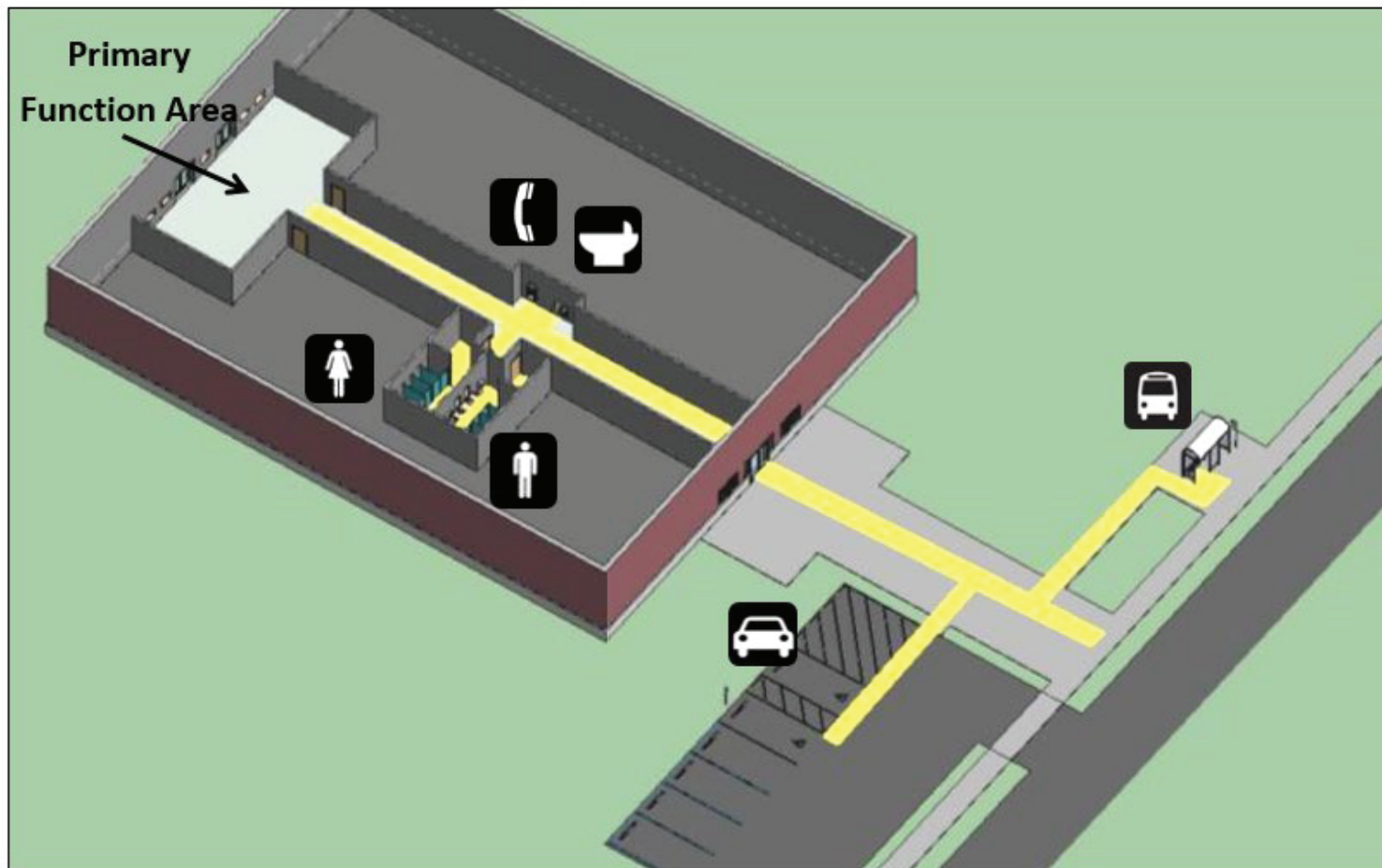
Required: Accessible “path of travel”:

- accessible route from PF area to facility entrance & site arrival points (e.g., parking)
- restrooms (for each sex unless only unisex provided)
- phones
- drinking fountains



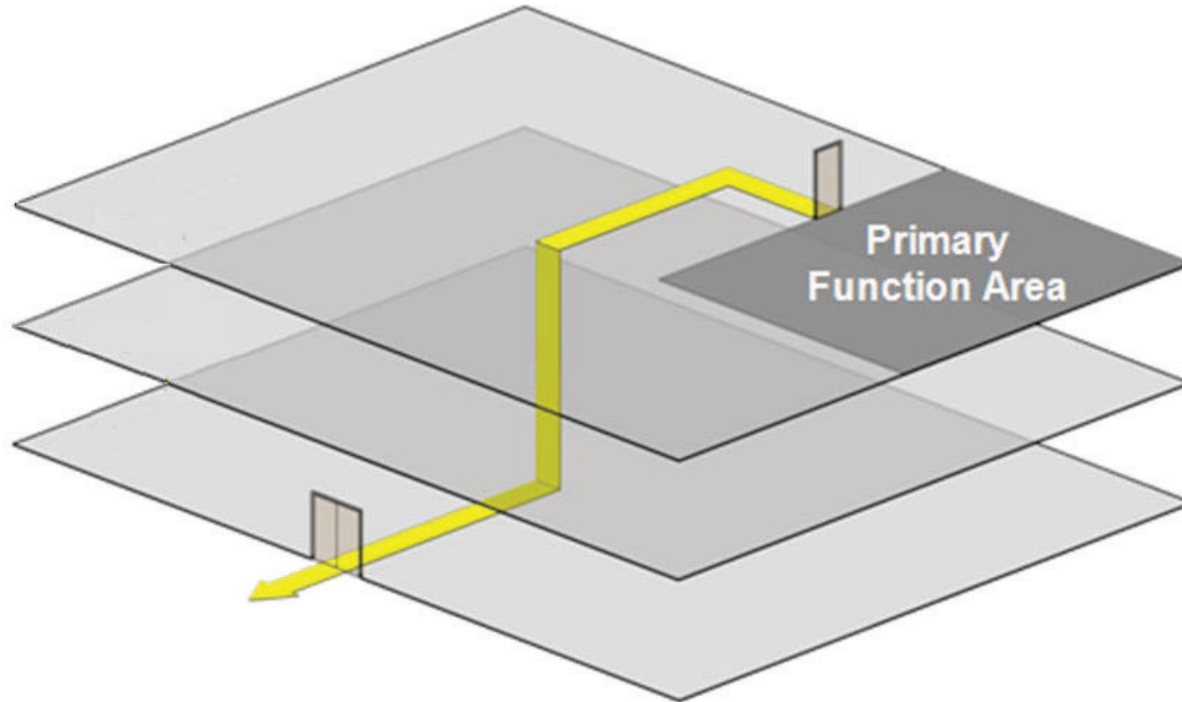
Alterations: Path of Travel

Example of “path of travel”



Path of Travel

Path of travel may require vertical access between floors



Exceptions for vertical access allowed in new construction still apply

Path of Travel

Path of travel is required to the extent that it is not “disproportionate” to the project cost (more than 20%)

Compliance required up to the 20% limit

Path of Travel

Example project calculation:



Total cost of <u>all</u> alterations:	\$200,000
Cost pertaining to <u>PF areas</u>:	\$100,000
Path of travel cost cap:	\$20,000 (20%)

Path of Travel

Recommended prioritization if 20% cap reached:

- 1. entrance**
- 2. route connecting primary function area**
- 3. restrooms**
- 4. phone**
- 5. drinking fountain**
- 6. other elements (e.g. parking, storage, etc.)**

PF Areas & Path of Travel

- Excluded: alterations to windows, hardware, controls, electrical outlets, signs**
- POT components that meet earlier standards (e.g., 1991 ADAAG) do not have to be upgraded to the current standards (unless altered)**
- Series of smaller alterations – costs of alterations over 3 year period must be included in 20% calculation**

Questions?



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