



Student Housing I

To respond to heavy demand for student housing and a lack of funding resources, a Title II university contracts with a private developer to build and operate undergraduate student housing. The university signs a long-term lease and contract for the housing.

How do ADA requirements apply in this case? For the university and for the developer?

Are there any other federal laws that may apply?

What happens once the housing is built and being operated?



Student Housing II

In another way that higher education adds to the available housing, a Title II university buys an existing apartment complex off campus to meet housing needs of expanding undergraduate student enrollment. The complex was initially built in 1975 and although the entrance and common areas are accessible, none of its current units have any accessibility features. Due to the age of the complex, the university plans some renovations before students move in.

As the university plans the renovations, what should it be doing to ensure ADA compliance?

Do all of the units need to be renovated?

Can accessible units all be located in one or two buildings?

Can the university decide to provide accessible housing on campus and not in the newly acquired complex?

The university is planning on providing shuttle bus service back to campus. What is required for accessibility?



Historic Building – University President’s Home

A Title II university has held events at the president’s home for many years. In the last year, the university was embarrassed when participants at two events were using wheelchairs and there was no accessible entrance to the home. In the past, the university had relied on participants using a wheelchair to “self-identify” prior to the event. The university had been under the impression that the historic home was “protected” and didn’t need to be modified.

What is the university’s obligation under the ADA for events held at the president’s home?

Does self-reporting or asking for advance notice from attendees for accessibility work?

How do the program accessibility requirements apply?

What historic preservation provisions may apply?

What should the university do?



Temporary Classrooms

A county school system with a rapidly growing student population relies on portable classrooms to meet the demand for additional classrooms. At some school locations, the amount of land that is available for “portables” is limited. School system facility staff decided to make some portables accessible and others not accessible to lower costs and increase density.

What ADA requirements apply to portable classrooms?

Can the school system have some portables accessible and shift classes and events as needed?

How do the program accessibility, alteration requirements, and section 504 apply?



Resurfacing Parking Lot at a Government Facility

A government facility first developed in 1985 has decided to resurface its parking lot of 95 parking spaces. It plans to completely repave and repaint. Some years ago, accessible parking spaces were provided but customers have complained that the slopes at those spaces are too steep. A good part of the parking lot has sloped surfaces to facilitate drainage.

What ADA requirements apply to the resurfacing of the parking lot?

The local building code official told the owners that no changes in the parking spaces were needed to continue to comply with the building code. How does that fit with ADA requirements?

The engineer says there is conflict between locating the accessible spaces on the closest accessible route to the accessible entrance(s) and slope requirements. What can be done?



Accessibility of Town Sidewalks

A town receives a complaint that sidewalks in the downtown area have a number of physical barriers. The town manager responded that there were no ADA requirements for sidewalks. The requirements only apply to pedestrian crossings at intersections.

How would you have answered the complaint? What are the ADA requirements?

Are there any other federal requirements that may apply?

Is the answer any different if the sidewalks are being replaced or renovated? How so?

What happens if others put elements in the right-of-way, such as utility poles, bus stop shelters, and dispensers that block access?



City Downtown Revitalization

A city plans to revitalize part of its downtown. The roads in this area will be resurfaced and many of the sidewalks will be torn up and replaced with surfaces.

What obligations does the city have to ensure the pedestrian crossings and sidewalks comply with the ADA?

Are there any other requirements that affect accessibility?