

Welcome to the Accessibility Online Webinar Series



A collaborative program between the
ADA National Network and the
US Access Board



The Session is Scheduled to begin at 2:30pm Eastern Time
We will be testing sound quality periodically


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Webinar Features

- **Closed captioning** – click  icon (top of screen) or control-F8 and adjust your screen
- **Questions** - type and submit questions in the Chat Area Text box or press control-M and enter text in the Chat Area
- Please do not use emoticons or hand-raising features during this session



Presenters



Jim Pecht
U.S. Access Board



Earlene Sesker
U.S. Access Board

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Accessible Transient Lodging

Session Agenda

- **Laws requiring access to transient lodging facilities**
- **ADA and ABA Standards**
- **Scoping requirements (how many)**
- **Technical requirements (how they are required to be accessible)**

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Accessibility Laws

- **Americans with Disabilities Act**
- **Architectural Barriers Act**
- **Rehabilitation Act**

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Accessibility Laws

Americans with Disabilities Act:

Covers facilities that provide sleeping accommodations that are primarily short- term.

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Accessibility Laws

Americans with Disabilities Act:

Certain facilities used for transient lodging such as time shares and dormitories may also be considered residential and covered by the Fair Housing Act.

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Current ADA Standards

Option:

DOJ's 2010 standards
(mandatory March 15, 2012)

OR

DOJ's 1991 standards
(until March 15, 2012)



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Accessibility Laws

Architectural Barriers Act:

Covers transient lodging facilities that are designed, constructed, altered, or leased by, or on behalf of the United States.

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Current ABA Standards (Federal facilities)



Similar standards in effect for all federally facilities (DOD, GSA, and USPS)



HUD Facilities – UFAS still applies (HUD to update standards)

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Accessibility Laws

Rehabilitation Act:

Covers facilities that are a program of Federal agency or that are constructed or altered with Federal financial assistance.

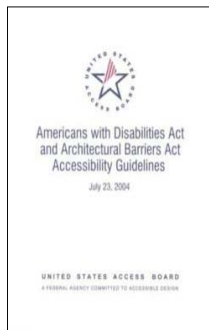
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New ADA (and ABA) Standards

Based on the Board's ADA-ABA Guidelines (2004)

DOJ includes several additional requirements/ revisions



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Additional DOJ Requirements



In DOJ's updated ADA regulations:
Application of scoping provisions to sites with multiple facilities:

- 50 or less guest rooms may be combined
- 50 or more guest rooms shall be scoped separately

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Additional DOJ Requirements



In DOJ's updated ADA regulations:

Alterations to guest rooms where room interiors are controlled by individual owners are not required to comply with alteration standards or section 224.1.1.

Residential dwelling units that are designed and constructed for residential use exclusively are not subject to the transient lodging standards.

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Additional DOJ Requirements



In DOJ's updated ADA regulations:

Housing at a place of education is covered as transient lodging and not as residential. This will include University dormitories.

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Additional DOJ Requirements



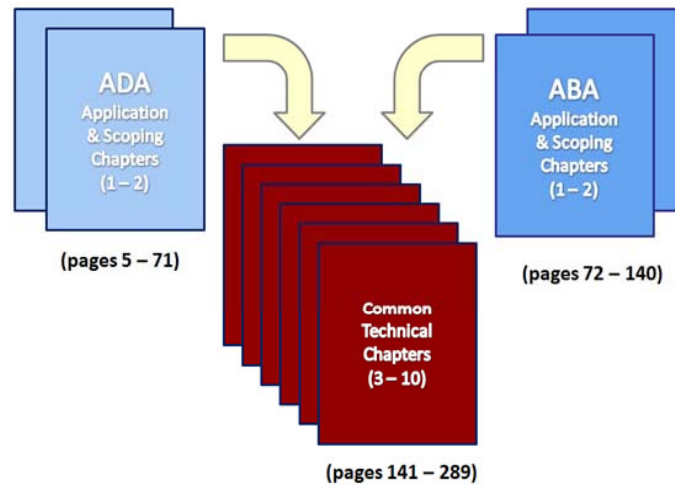
In DOJ's updated ADA regulations:

Facilities with more than 50 beds that provide common use bathing facilities shall provide at least one roll-in shower with a seat that complies with the relevant provisions of section 608 of the 2010 Standards.

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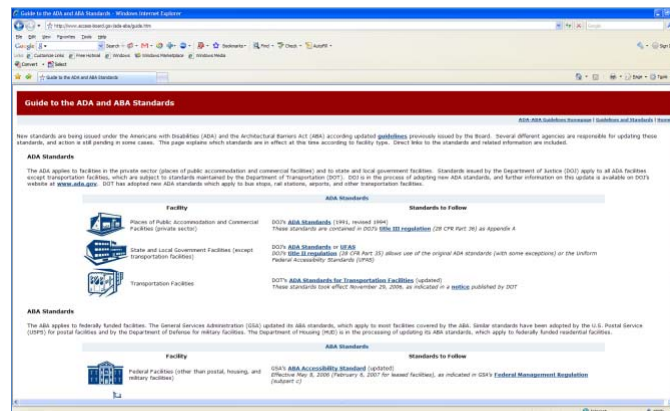
Guidelines v. Standards



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Online Guidance www.access-board.gov/ada/



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Transient Lodging Scoping

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Transient Lodging Guest Rooms ADA Scoping

Section 224.2

- **Mobility Features:**

New Construction - based on the number of rooms provided.

Alterations - The minimum required to be accessible is based on the total number altered or added.

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Shower and Tub Scoping

- Transient lodging facilities with 50 or less rooms are required to provide no fewer than one water closet, one lavatory and one bathtub.
- Transient lodging facilities with more than 50 rooms are required to provide no fewer than one water closet, one lavatory and one roll-in shower.

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Mobility Features Scoping

224.2 Guest Rooms with Mobility Features (text version)			
Total Number of Guest Rooms Provided	Minimum Number of Required Rooms without Roll-In Showers	Minimum Number of Required Rooms with Roll-In Showers	Total Number of Required Rooms
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	13
501 to 1000	2 percent of total	1 percent of total	3 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	10, plus 1 for each 100, or fraction thereof, over 1000	30, plus 2 for each 100, or fraction thereof, over 1000

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Guest Room Doors and Doorways Scoping

Section 224.1.2

A 32 inch minimum clear opening width is required for all guest room entrances, doors, and doorways.

This section contains an exception for shower and sauna door.

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Guest Room Beds Scoping

Section 224.3

- Where a guest room equipped with mobility features has more than 25 beds 5% of the beds must have a 30 inches minimum by 48 inches minimum clear floor space on both sides of the bed.**

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Transient Lodging Guest Rooms ADA Scoping

Section 224.4

- **Communication Features:**

**New Construction - based on the
number of rooms provided.**

**Alterations - The minimum required
to be accessible is based on the
total number altered or added.**

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Communication Features Scoping

224.4 Guest Rooms with Communication Features	
Total Number of Guest Rooms Provided	Minimum Number of Required Guest Rooms with Communication Features
2 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1000	5 percent of total
1001 and over	50, plus 3 for each 100 over 1000

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Transient Lodging Guest Rooms ADA Scoping

Section 224.5

- **Dispersion:**

Guest rooms providing mobility features and guest rooms providing communication features must be dispersed among the various types of guest rooms.

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Accessible Route Scoping

Sections 206

At least 1 accessible route is required to:

- **accessible guest rooms and the elements and spaces with the room**
- **accessible parking**
- **all public use and common use area serving the facility**
- **all guest room doors into and within the facility except shower and sauna doors**

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Accessible Route



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Common Use Areas



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Recreation Facilities

- **amusement rides (234)**
- **recreational boating facilities (235)**
- **exercise machines (236)**
- **fishing piers and platforms (237)**
- **golf facilities (238)**

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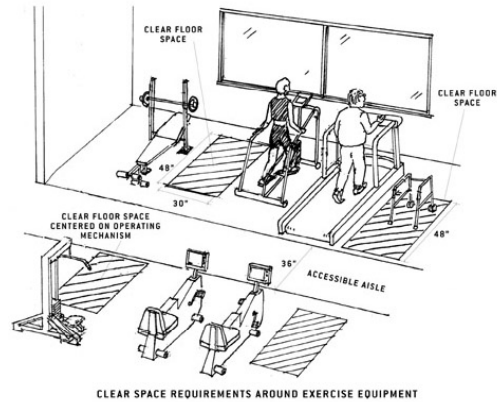
Recreation Facilities

- **miniature golf facilities (239)**
- **play areas (240)**
- **saunas and steam rooms (241)**
- **swimming pools, wading pools, and spas (242)**
- **shooting facilities with firing positions (243)**

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Exercise Equipment



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Golf courses

- Accessible routes and golf car passages
- Teeing grounds
- Putting greens
- Practice facilities



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Swimming pools and spas

- Pool lifts
- Sloped entries
- Transfer systems
- Transfer walls
- Pool stairs



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Common Use Areas



Recreational Areas

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Components of Transient Lodging Guest Rooms

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Transient Lodging Components

Guest Rooms with Mobility Features:

- At least one accessible route shall connect all spaces that are part of the guest room
- Accessible living and dining areas
- A sleeping area with clear floor space on both sides of the bed
- One accessible bathroom
- Turning space within the guest room

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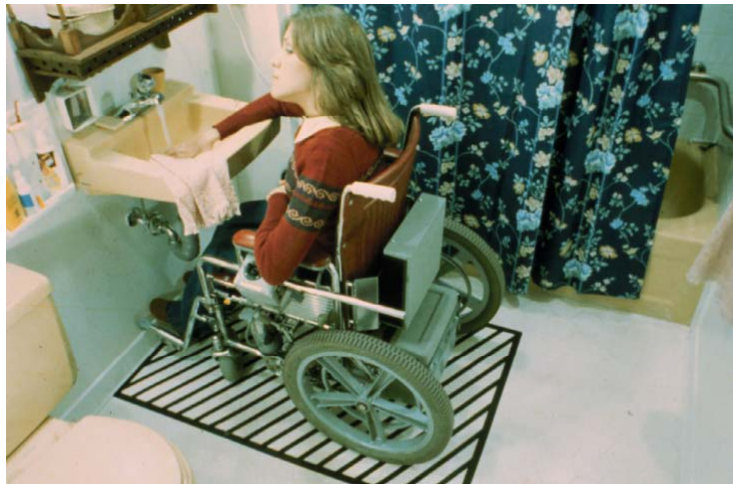
Guest Room Components



At Least one Accessible Bathroom with Turning Space within the room

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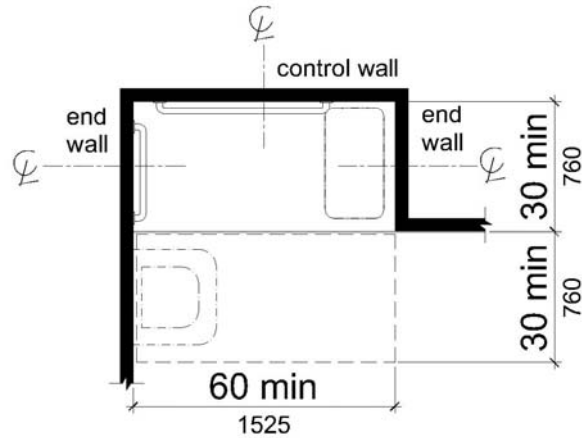
Guest Room Components



Accessible Lavatory

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Guest Room Component

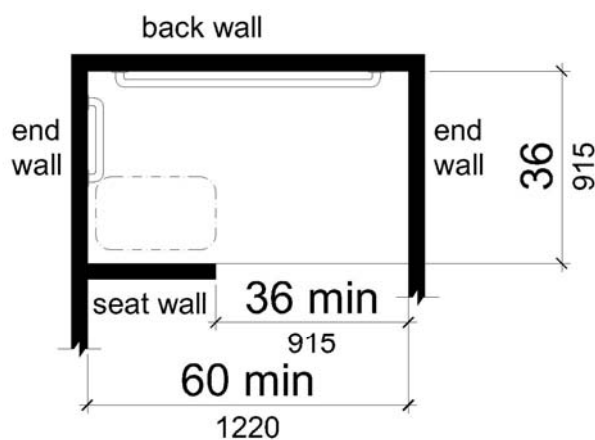


Standard Roll-in Shower Stall

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Guest Room Component



Alternate Roll-in Shower Stall

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Guest Room Components



Accessible tubs with in tub seat provided

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Guest Room Components

Operable parts in
accessible spaces
required to comply

Exceptions for outlets
above kitchen counters,
redundant controls, and
HVAC diffusers



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Guest Room Components



Beds

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Guest Room Components



Living and Dining Areas

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Transient Lodging Components



Balcony

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Transient Lodging Components

Guest Rooms with Communication Features:

- Building fire alarm system
- Smoke detection system
- Notification devices

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Questions?

- You May Type and Submit questions in the Chat Area Text Box or press Control-M and enter text in the Chat Area

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U.S. Access Board

(800) 872-2253 (voice)

(800) 993-2822 (TTY)

E-mail: ta@access-board.gov

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**Thank you for participating
in today's webinar**



**Next scheduled session:
“Accessible Swimming Pools and Spas”
March 3rd, 2011**

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