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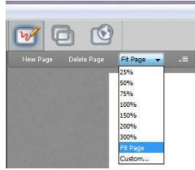
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Customize Your View *continued*

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Accessible Retail Stores and Spaces "Advanced Session"

Presented by: Paul Beatty and
Earlene Sesker

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Session Agenda

- Alterations
- Exterior
- Interior
- Questions

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Alterations §202.3 & F202.3

Standards apply based on:

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

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Alterations

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

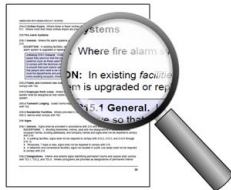


(accessible route not required unless circulation paths altered or path of travel required)

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Alterations

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



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Alterations

“Technical Infeasibility” =

Existing physical/site constraints that prohibit compliance

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

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Alterations: Path of Travel §202.4

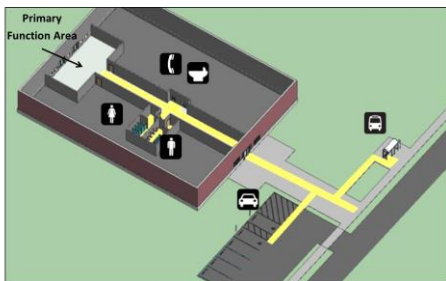
Alterations to primary function areas require accessible “path of travel”:

- accessible route (from site arrival points, parking, building entrances)
- restrooms
- phones
- drinking fountains

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Alterations: Path of Travel

Example of “path of travel”



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Accessible Route Scoping §206 & F206

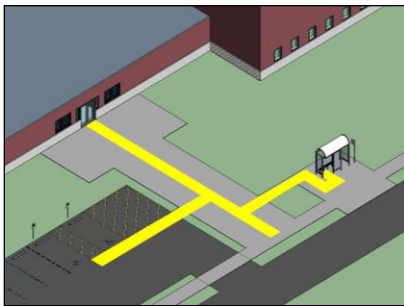
At least 1 accessible route to:

- public streets and sidewalks
- accessible entrances to each tenancy
- accessible parking
- all public use and common use area on the site

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Accessible Routes



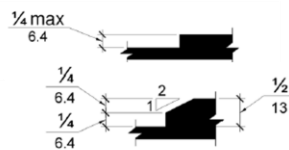
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Brick Pavers and Stamped Concrete on Accessible Routes

302.3 Openings. Openings ... shall not allow passage of a sphere more than $\frac{1}{2}$ inch (13 mm) diameter ...

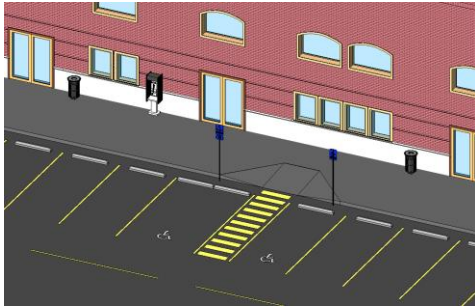
303 Changes in Level



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Accessible Parking



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Accessible Parking Scoping §208 & F208

- Exception for lots used exclusively for delivery and company fleet vehicles
- Location: Where limited spaces serve several tenancies, place spaces on shortest route possible to all accessible entrances.

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Parking Spaces

AR must connect to access aisles at accessible parking spaces



Recommended: connect AR to front of aisle to prevent travel behind parked cars

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Parking Signs

§216.5 & F216.5

- Accessible parking signs are not required for lots with 4 or fewer spaces (including accessible spaces).



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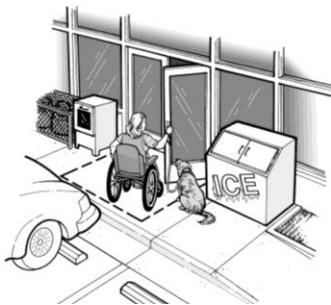
Accessible Parking “Don’ts”



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Entrances

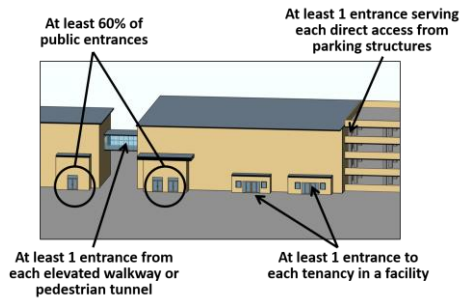


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Entrances §206.4 & F206.4

Minimum Number



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Entrances

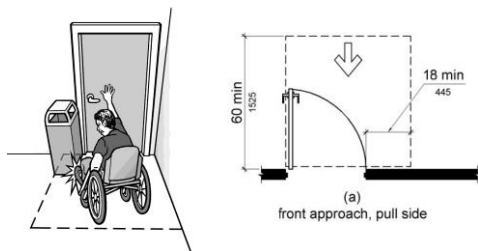


Automation of exterior doors recommended

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Doors, Doorways, Gates §404

Maneuvering Clearances



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Doors in Series

48" min. separation between swing of doors

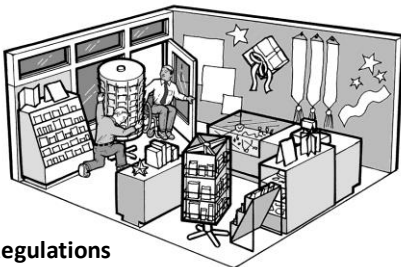


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Interior

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More than the ADA Standards



ADA Regulations
ADA Standards

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Exempted Employee Work Areas §203.9 & F203.9

Not in ABA

106.5 Definitions.

Employee Work Area. All or any portion of a space used only by employees and used only for work. Corridors, toilet rooms, kitchenettes and break rooms are not employee work areas.

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Example

- Approach, Enter, and Exit
- If 1000 sq.ft. or more, all circulation paths = accessible routes
- Accessible means of egress
- Wiring for visual alarms



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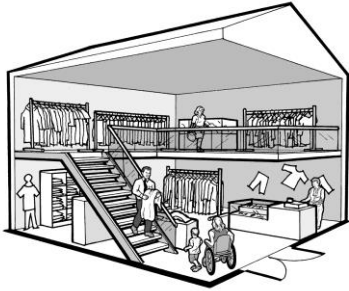
Interior Accessible Routes



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Elevator Exceptions

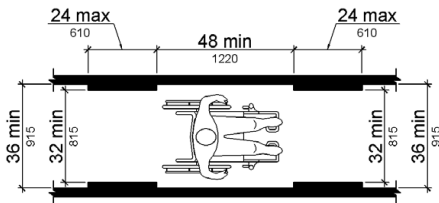


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Clearances

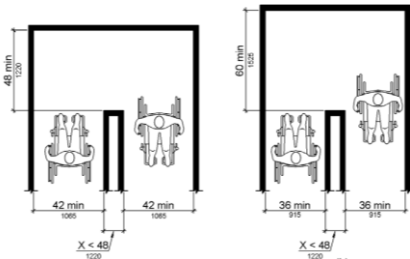
48" min. separation between reduced clearances



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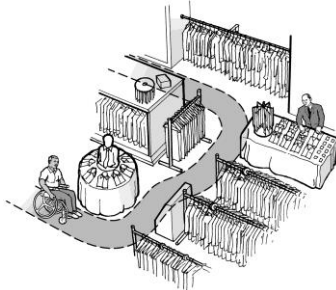
Clearances



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Clearances Around Retail Fixtures §225 & F225

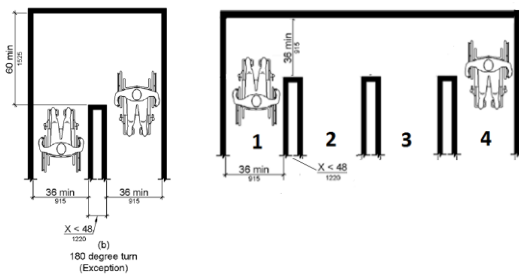


- Accessible route connects:
- 1 of each type storage facility
 - All self-service shelving

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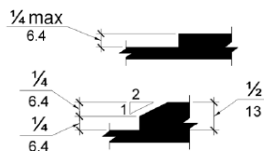
40

Must Make 180 Degree Turn



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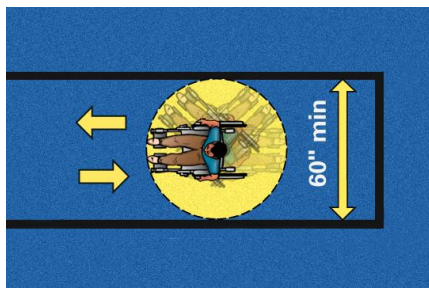
Queue Lines – Clear Width §227.5, F227.5 & 403



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Turning Space



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Merchandise Shelving and Displays



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Storage §225 & F225

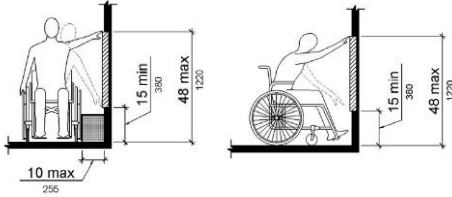
- At least one of each type accessible
- Lockers: 5% of each type accessible
 - On accessible route
 - Within reach ranges
- Shelf service shelving: all on accessible route

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Reach Ranges §308

Max. Reach – 48" Min. Reach – 15"
(forward & side)



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Self Service Shelving

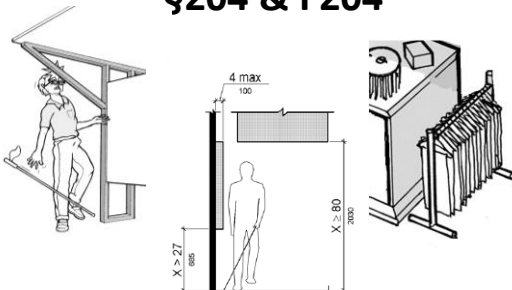


Reach ranges do not apply to self-service shelving

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Protruding Objects §204 & F204



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Protruding Objects

Scoping:
Applies to each
circulation path



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What is a circulation path?

§ 106.5

Circulation Path. An exterior or interior way of passage provided for pedestrian travel, including but not limited to, walks, hallways, courtyards, elevators, platform lifts, ramps, stairways, and landings.

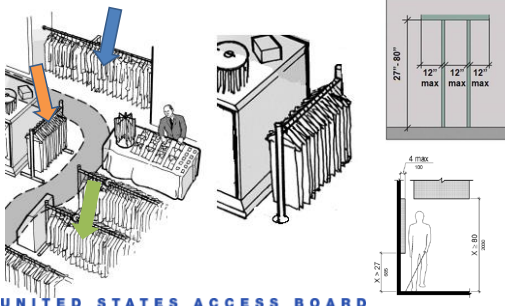
Intended Purpose



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Protruding Objects and Retail Fixtures



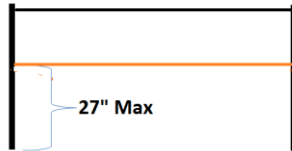
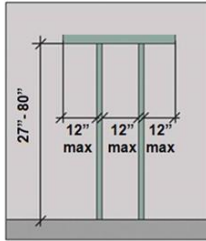
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Protruding Objects

Queue Lines

§204, F204 & 307



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Sales and Service

§227 & F227

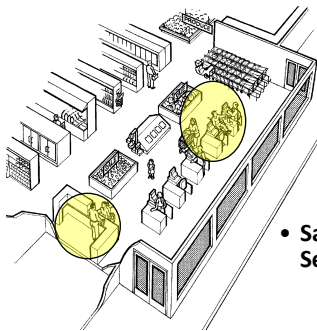
Items addressed include:

- check-out aisle
- sales and service counters
- food service lines
- queues and waiting lines

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Grocery Store



• Check-Out
Aisles

• Sales and
Service Counters

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Check-Out Aisles §227.2 & F227.2 Minimum Number

Table 227.2 Check-Out Aisles

Number of Check-Out Aisles of Each Function	Minimum Number of Check-Out Aisles of Each Function Required to Comply with 904.3
1 to 4	1
5 to 8	2
9 to 15	3
16 and over	3, plus 20 percent of additional aisles

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Check-Out Aisles §227.2 & F227.2

- Dispersion
- exception where selling space under 5000 square feet – no more than one required to comply
- altered check-out aisles - at least one until minimum number complies (227.2.1)

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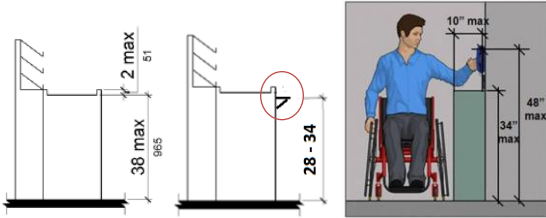
Check-Out Aisles §904.3

- Aisle §904.3.1
- Counter §904.3.2
- Check Writing Surfaces §904.3.3

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Checkout Aisle Key Pads & Check Writing Surface §227.2, F227.2 & 904.3



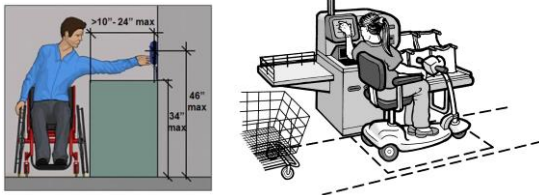
Obstructions at side reaches are limited to a height of 34".

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Self Serve Check-Out Aisles

Operable parts:
§205, F205 & 309



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Check-Out Aisles §904.3

36" Min. Width



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Sales and Service Counters §227.3 & F227.3

Scoping: one of each type

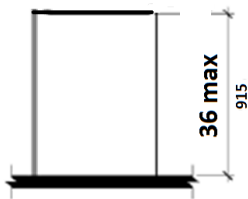


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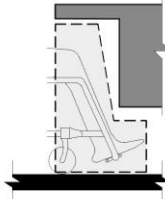
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Sales and Service Counters §904.4

Parallel Approach



Forward Approach



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Sales and Service Counters

Exception in alterations when number of existing counters would be reduced

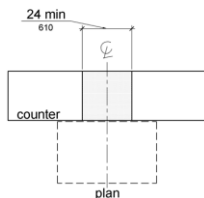
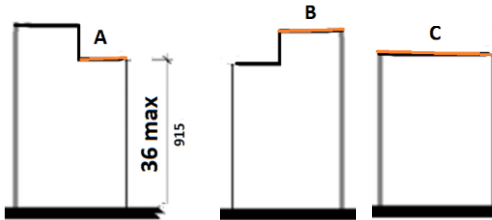


Figure 904.4 (Exception)
Alteration of Sales and Service Counters

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Service Counter - Depth

Same depth as the counter top



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Service Counter - Width

- 36 inch minimum width
- No merchandise and equipment



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Security Glazing §904.6

- addresses communication issues
- telephone volume control §704.3



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Food Service Lines §227.4 & F227.4

- All food service lines must comply



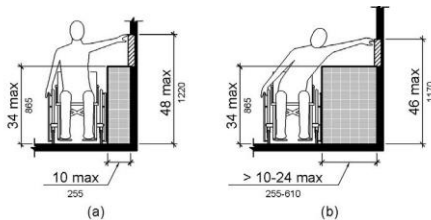
- Tray slide height: 28 to 34 inches

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Food Service Lines Self-Service Shelves

- At least 50% of each type must be within an accessible reach range.

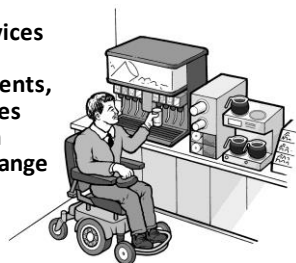


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Dispensing Devices §227.4, F227.4 & 904.5

- All dispensing devices for tableware, dishware, condiments, food and beverages must be within an accessible reach range



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Dispensing Devices §904.5.1

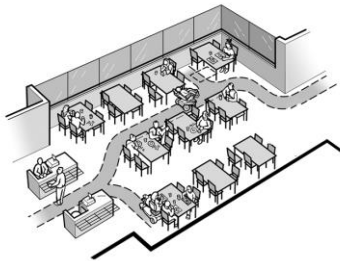


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Dining Surfaces §226 & F226

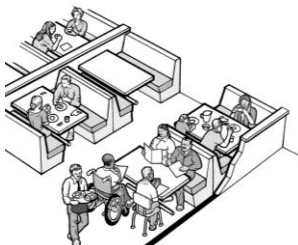
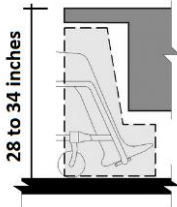
- 5 percent of standing or seating spaces
- Dispersal



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Dining Surfaces §902



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Dressing Rooms §222 & F222

- At least 5% of each type
- At least one of each type of coat hook and shelf

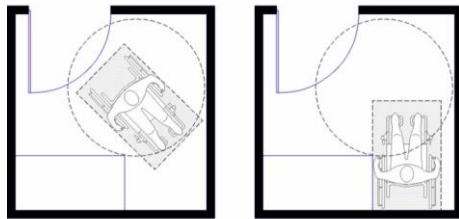
Alterations: If technically infeasible



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Dressing/ Fitting/ Locker Rooms

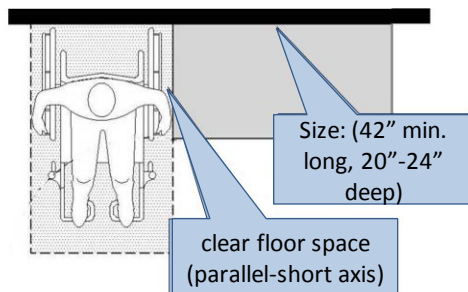


- Door swing into turning space (if wheelchair space beyond swing)

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Benches §903

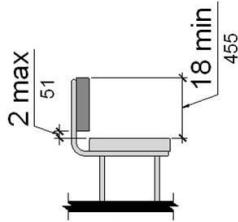


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Benches

- Back support - new specifications



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ATMs and Fare Machines §220 & F220

Access to 1 of each type at each location

- speech output
- privacy
- input controls
- display screen
- Braille instructions (for speech mode)



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Vending Machines §228 & F228

Access to 1 of each type

- reach range
- clear floor space



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Questions?

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enter text in the Chat Area

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"Accessible Emergency Transportable Housing"

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Course Title: Accessible Retail Stores and Spaces: Advanced Session
Course Number: GL20141106 November 6, 2014

Credits earned on completion of this course will be reported to **AIA CES** for AIA members and **LA CES** for those with an LA number. Certificates of Completion are available upon request.

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