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ADA National Network and the
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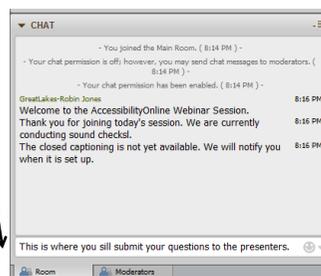
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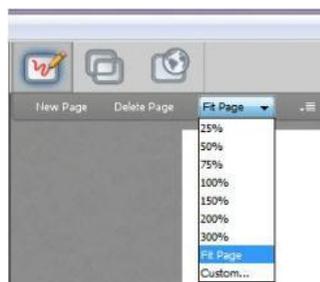
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Customize Your View

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Customize Your View *continued*

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Vertical Access

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Presenters U.S. Access Board



Jim Pecht



Dave Yanchulis

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Session Agenda

- Where vertical access is required
- Ramps & Curb Ramps
- Elevators
- Platform Lifts
- Accessible Means of Egress



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ADA Standards

Apply to:

- state & local government facilities
- transportation facilities (DOT)
- places of public accommodation
- commercial facilities



Federal facilities covered by ABA Standards

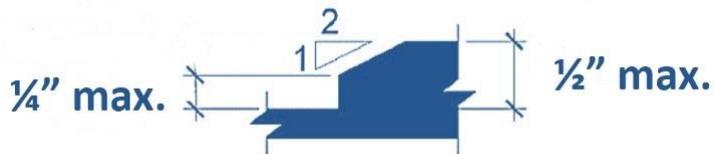
14

Changes in Level (§303)

vertical (no treatment)



Beveled 1:2 max



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Vertical Access

Required along accessible routes for changes in level greater than 1/2"

- Curb ramp
- Ramp
- Elevator
- Platform Lift (limited conditions)



(Treatment as ramp also required where route running slope exceeds 5%)

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Accessible Routes (§206.2)

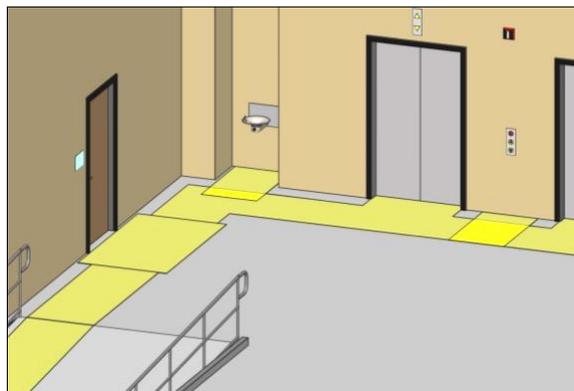
At least one from site arrival points to accessible facility entrances



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Accessible Routes

At least one required from accessible facility entrances to *all accessible spaces and elements* connected by circulation path



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General Exceptions (§203)

- construction sites
- areas raised for security, life/fire safety
- machinery spaces
- spaces accessed by ladders, catwalks, crawl spaces, very narrow passageways
- single occupant structures elevated above curb height or accessed by passageways below
- certain sports structures (e.g., referee standards, boxing rings, diving platforms)

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Employee Work Areas (§203.9)

ADA Standards Only

- Work areas under 1,000 SF:
Access for approach, entry, exit
- Work areas/ portions under 300 SF that must be raised 7" or more (elevation essential):
Exempt (excluding courtroom stations)
- Courtroom work stations:
Vertical access required but can be installed after construction if designed properly

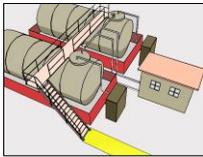
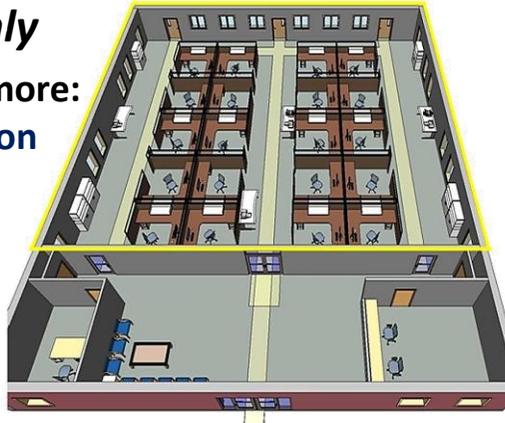


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Employee Work Areas

ADA Standards Only

Work areas 1,000 SF or more:
**Common use circulation
paths must comply**

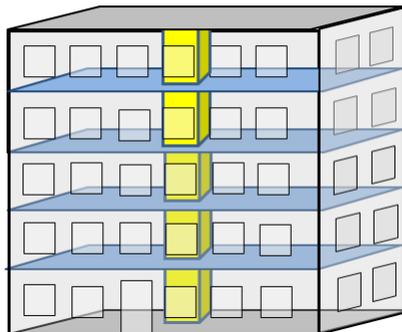


Exempt: paths integral to equipment & exterior work areas fully exposed to weather

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Multi-Story Facilities (§206.2.3)

Vertical access required to *each story and mezzanine* in new construction (unless an exception applies)

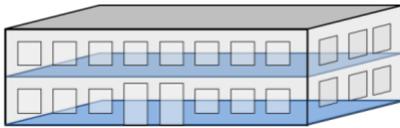


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Multi-Story Facilities

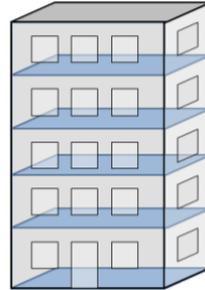
ADA Standards Only

Exception for private sector facilities that:



are less than 3 stories

OR



have less than
3,000 SF per story

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Multi-Story Facilities

Exception not allowed for:

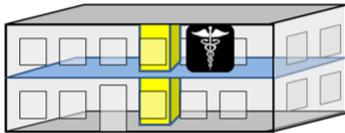
- Shopping centers/ malls with 5 or more sales or rental establishments
- Professional offices of health care providers
- Public transit facilities (terminals, depots, or stations)
- Government Facilities (ADA & ABA)



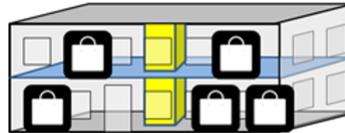
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Multi-Story: Mixed Use

Vertical access must serve stories containing occupancies not allowed exception



health care facility on upper floor

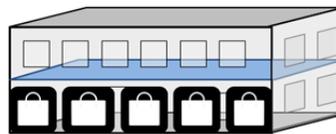


Shopping center with sales or rental establishments on multiple stories

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Multi-Story: Mixed Use

In qualifying facilities, vertical access is not required to stories with occupancies permitted exception

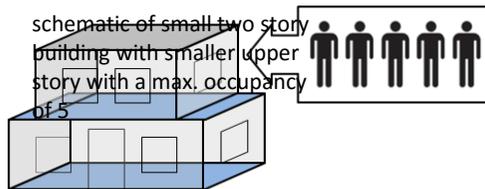


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Multi-Story Gov't Facilities

Exception for government ("public") facilities:

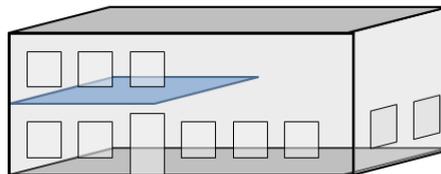
- 2 story only AND
- 1 floor has no public space AND max. occupancy of 5



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Mezzanines (§206.2.4)

Vertical access not required to mezzanines in facilities with 1 story only or that are exempt from access between stories



Conditions for restaurants & cafeterias

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Multi-Story Facilities

Exceptions for spaces in:

- residential and detention/correctional facilities (common use areas not serving accessible dwelling units or cells)
- transient lodging (multi-story units)
- air traffic control towers
- qualified historic facilities

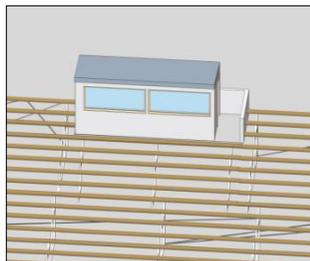


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Press Boxes (§206.2.7)

Exempt if 500 sq ft or less (aggregate) and

- Located on bleachers entered on 1 level
- or elevated 12' or more (free standing)



(Applies to gross floor area of all press boxes serving assembly area)

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Multi-Story Facilities

With any vertical access exception:



- all other provisions still apply to stories & levels without vertical access
- elevators provided anyway must fully comply (standard or LULA)
- State or local codes may be stricter and require vertical access

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Alterations (§202.3)

Vertical access may be required
in alterations to:

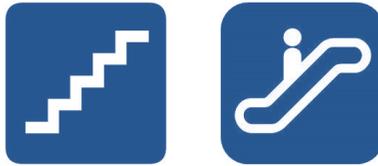
- Circulation paths (required accessible routes)
- Entrances (unless a compliant entrance already exists)
- Raised or sunken areas required to comply

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Alterations (§206.2.3.1)

Vertical access to stories & mezzanines required if:

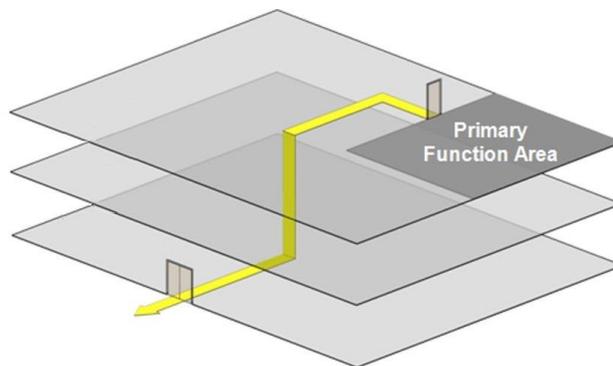
- stairs or escalators are installed where none existed before and
- major structural modifications are necessary



(All vertical access exceptions allowed in new construction also apply to alterations)

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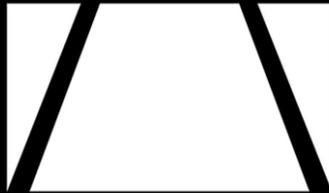
Alterations: Primary Function Areas (§202.4)



Path of travel (including vertical access) required to altered primary function areas (within 20% cost cap)

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Ramps & Curb Ramps



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Ramps (§405)

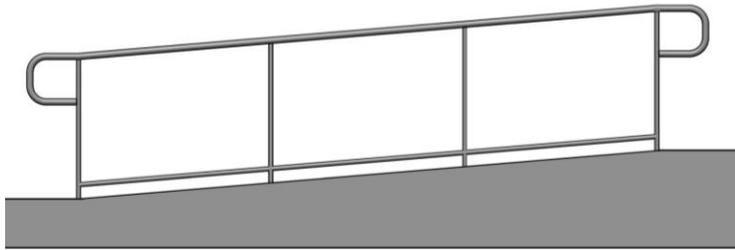
Ramps (or curb ramps) required for level changes greater than $\frac{1}{2}$ " or steeper than 5%

- Running slope: 1:12 (8.33%) max
(alterations: 1:10 max up to 6" rise, 1:8 max up to 3" rise where space limited)
- Cross slope: 1:48 max

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Ramps

- Rise: 30" max. per run
- Surfaces: firm, stable, slip-resistant
- Clear width: 36" min. between handrails
- Handrails: required on both sides if rise > 6"

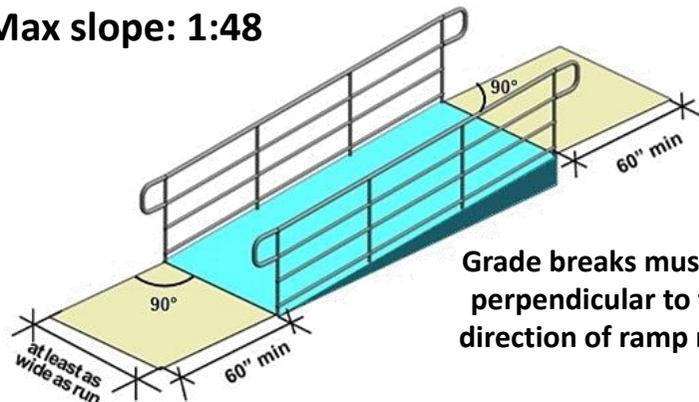


37

Ramps

Level landings at top and bottom:

- 60" long min, at least as wide as run
- Must prevent accumulation of water
- Max slope: 1:48

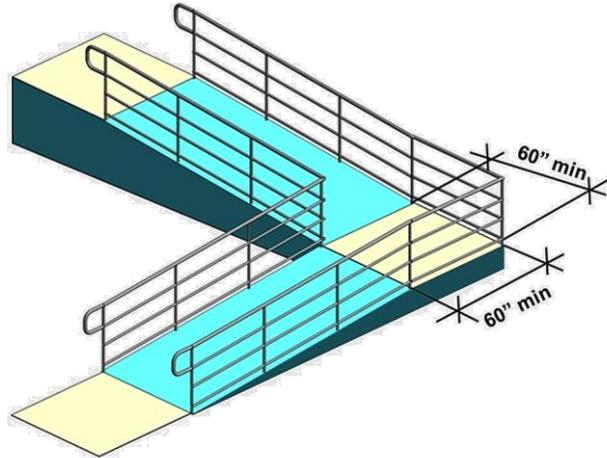


Grade breaks must be perpendicular to the direction of ramp runs

38

Ramps

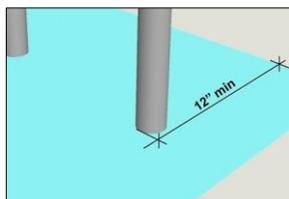
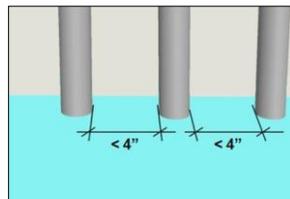
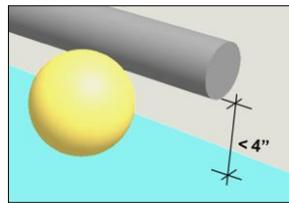
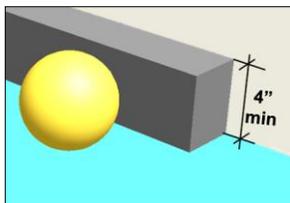
Ramps that change direction must have a clear landing 60" min by 60" between runs



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Ramps

Edge protection required along run & landings



Curbs, rails, or barriers that prevent passage of 4" diameter sphere or extended platform

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Curb Ramps (§406)

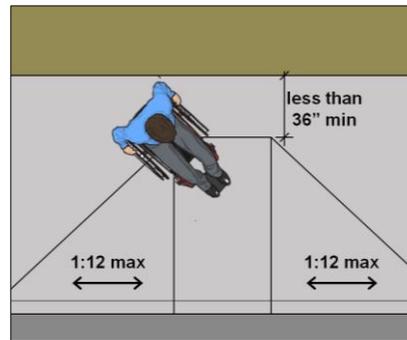
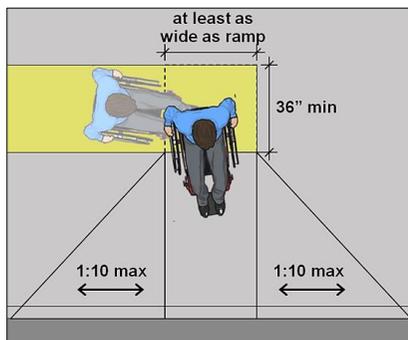
Ramps cut through a curb or built up to it

- Running slope: 1:12 (8.33%) max (exceptions for alterations where space is limited)
- Cross slope: 1:48 max
- Surfaces: firm, stable, slip-resistant
- Clear width: 36" min
- Must prevent the accumulation of water

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Curb Ramps

Top landing 36" deep min required

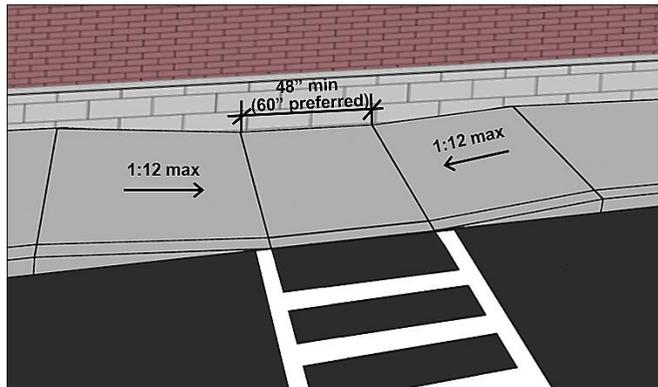


Alterations: where landing space not available, 1:12 max side flares required

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Curb Ramps

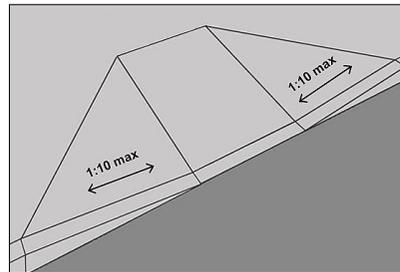
Alternative: parallel curb ramp



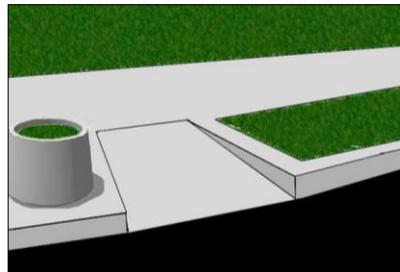
43

Curb Ramps

Flared sides, where provided, must comply.



Returned sides should be used only where traffic across ramps is prevented or discouraged.

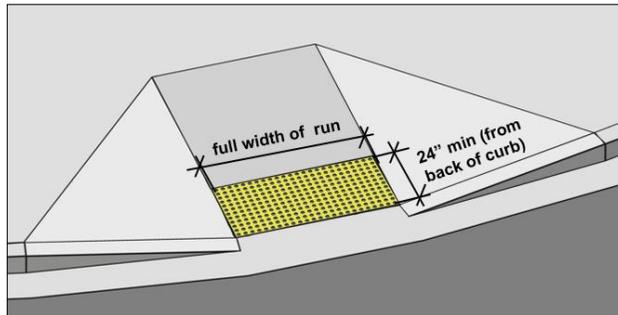


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Curb Ramps (§406.8)

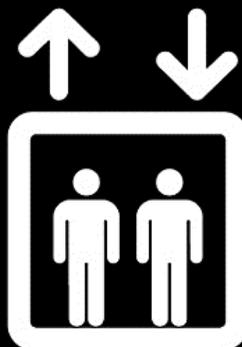
Detectable warnings – required at transportation facilities (and FHwy projects)

Recommended for public sidewalks (new ROW guidelines will address)



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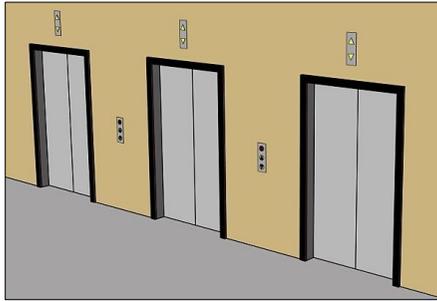
Elevators & Platform Lifts



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Elevators (§206.6)

All elevators provided for passengers must comply
(freight elevators not allowed as part of AR)

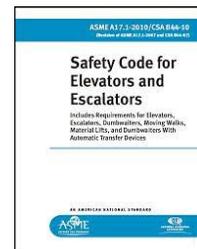


Alterations: work done to an existing car must be
made to all cars that respond to the hall call

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Elevators (§407)

- Compliance with ASME A17.1 safety code
- Call controls, hall signals, hoistway signs
- Door operation, timing, reopening
- Car size, controls, floor surface, indicators, emergency communication



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LULA Elevators (§408)

**Limited-Use/ Limited-Application elevator:
option where vertical access to stories/
mezzanines not required or where platform lifts
are allowed.**

- smaller car sizes
- alternative type of doors
- slower speeds
- shorter travel distances
- no requirements for door timing/ delay or car position indicators

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Private Residence Elevators (§409)

**Private residence elevators are permitted in
multi-story residential dwelling units.**

LULA elevator is allowed as an alternative.



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Platform Lifts (§206.7)

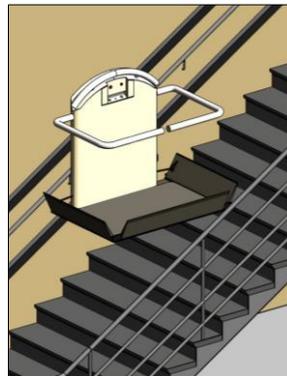
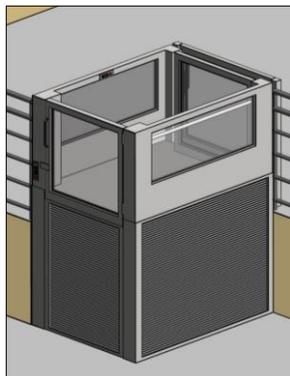
Where permitted:

- wheelchair spaces, performance areas, speakers' platforms
- incidental, non-public spaces (5 max occupancy)
- courtroom stations and well of court
- levels within transient lodging guest rooms & residential dwelling units
- recreation: amusement rides, play areas, team/player seating, boating/ fishing facilities
- existing exterior site constraints that make ramp or elevator infeasible
- alterations

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Platform Lifts (§410)

Must be either a vertical or inclined *platform* lift (chairlifts not allowed)



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Platform Lifts (§410)

- *Independent* operation
- Compliance with ASME A18.1 safety code
- Operable parts
- Doors and gates with power operators
- Platform size, surfaces, and runway clearance
- Standby power if on means of egress (§207.2)

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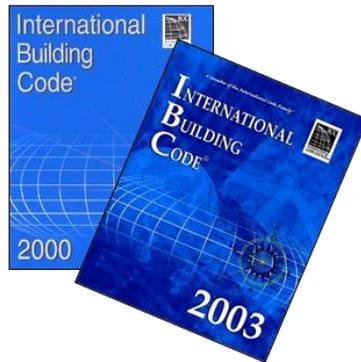
Accessible Means of Egress



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Accessible Means of Egress (§207)

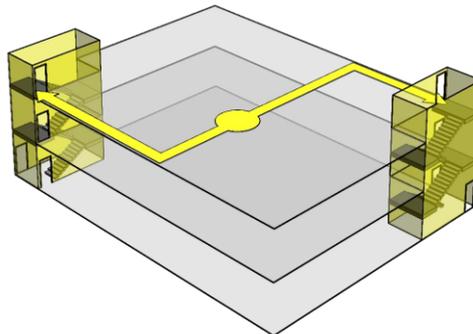
Standards apply requirements in the
International Building Code for AMOE



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Accessible Means of Egress

Accessible spaces must be served by at
least 2 AMOE with few exceptions



AMOE typically lead to exit stairways on floors
above or below the level of exit discharge

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Accessible Means of Egress

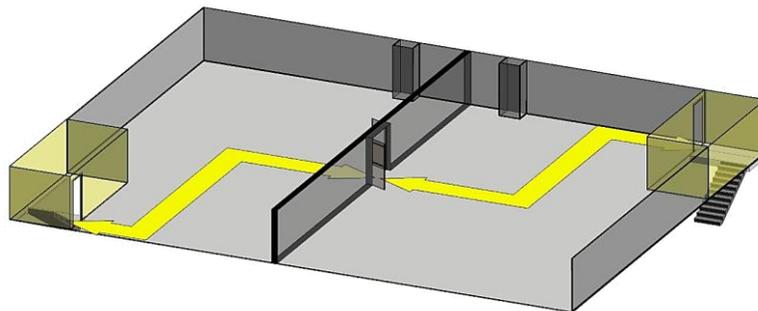
Areas of refuge required in facilities without supervised automated sprinkler systems



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Accessible Means of Egress

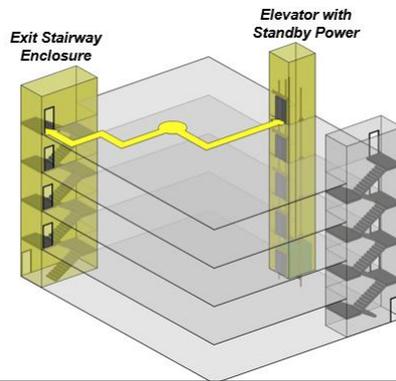
AMOE can include *horizontal exits* which divide space into 2 exit access areas protected by fire-resistance-rated assemblies



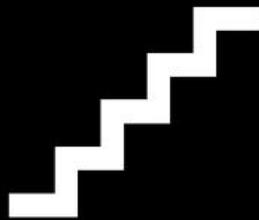
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Accessible Means of Egress

IBC requires elevator with *standby power* & *signaling devices* in buildings with 4 or more stories above / below exit discharge level (for use by emergency responders in emergencies)



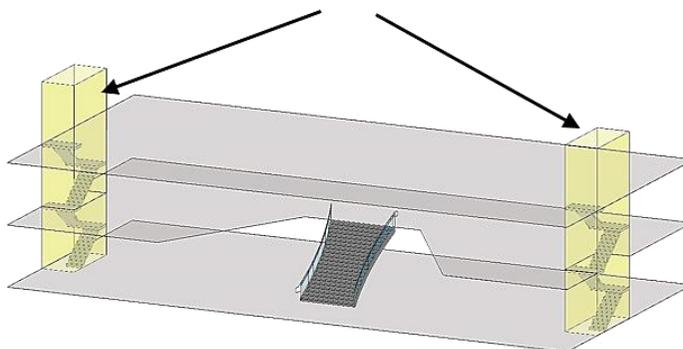
Stairs (not vertical access)



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Stairways (§210)

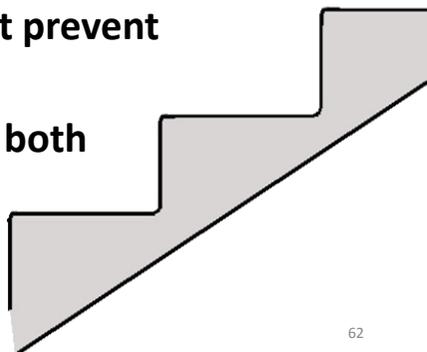
All interior and exterior stairs that are part of a required means of egress must comply in new construction



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Stairways (§504)

- Uniform riser heights (4" – 7"); no open risers
- Uniform tread depths (11" min)
- Nosings (radius, max projection)
- Treads and landings must prevent accumulation of water
- Continuous handrails on both sides with extensions



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Stairways

Handrails must be continuous within the full length of each stair flight



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Stairways

Handrails

- **Top and bottom extensions (linear)**
- **Required return to a wall, guard, or floor**
- **Consistent height: 34" – 38"**
- **Continuous gripping surface – unobstructed (except bottom up to 20% of length)**
- **Cross section and clearance**

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Technical Guides on the Standards

Available on the Board's website



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Questions?

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Chat Area Text Box or press Control-M
and enter text in the Chat Area

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July 7, 2016

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Continuing Education



AIA Provider Number: I017
LA CES Provider Name: Great Lakes ADA Center
AICP Provider Name: Great Lakes ADA Center



Course Title: Vertical Access
Course Number: GL20160602
Date: June 2, 2016



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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