This session is scheduled to begin at 2:00pm Eastern Time

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Listening to the Session, continued

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Customize Your View

- Resize the Whiteboard where the Presentation slides are shown to make it smaller or larger by choosing from the drop down menu located above and to the left of the whiteboard. The default is “fit page”
Customize Your View

- Resize/Reposition the Chat, Participant and Audio & Video panels by “detaching” and using your mouse to reposition or “stretch/shrink”. Each panel may be detached using the icon in the upper right corner of each panel.

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  - Scroll down to “General”
    - select “Audible Notifications” Uncheck anything you don’t want to receive and “apply”
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  2. By Email webinars@ada-audio.org ; or
  3. Call 877-232-1990 (V/TTY)
Typical Hotel Design and Construction Issues

Doug Anderson, CASp, RAS
Principal

LCM Architects

• Nationwide accessibility consulting firm established in 1996
• ADA consultant for over 400 hotel properties
• American Hotel and Lodging Association (AH&LA) representative on
the ANSI A117.1 committee
• Appointed to U.S. Access Board for the development of the 2010
ADA Standards

DESIGN ISSUES
Designing within minimums and maximums

- Construction tolerance is not allowed for dimensions stated as ranges.
- Build tolerance into design

Passenger Loading Zones

- 20’ x 5’ access aisle must be marked
  - To discourage parking
  - Striping not necessarily required
  - Different colored surface coatings may be used

§ 209.2 comply “where provided”

§ 209.4 provide a passenger loading zone at “valet parking”
Exterior Accessible Route Slopes

Ramp Slope and Handrails

- Ramp running slopes must be 1:12 max
  - Recommended to design at 1:15 for tolerance
  - 12” handrail extensions required at top and bottom of ramp runs
  - 1:20 max for sloped sidewalks without handrails

Curb Ramp Landings

- Same slope requirements as ramps
- Orient ramps in the direction of pedestrian flow
- Recommended not to use diagonal curb ramps
Door Clearances

Clearances (Forward Approach)

Push Side:
12” min. strike side clearance if door has both closer & latch

Pull Side:
18” min. strike side clearance

Door Clearances

Clearance at doors in thick walls or that are recessed (8” max. offset)

Doors and Gates

Recess: 8” max
Doors and Gates

Recess: greater than 8”
(forward approach clearance flush with plane of door)

Doors in Series

• 48” min clear required outside door sweeps

Service Desks

• Accessible portion must be integrated
  – ≥ 5% of each type of desk required to be accessible
    • Registration, Concierge, etc.
  – 36” long min at 36” aff max; or
  – 30” long min at 36” aff max with knee and toe space
  – Equivalent depth required
Kiosks

- Computer terminals/boarding pass printers
- Same requirements as dining surfaces
  - 28" aff to 34" aff surface; knee and toe clearance
  - Printers, scanners, etc within reach range

Bar Seating

- 5% of seating and standing spaces
- 28" aff to 34" aff; knee and toe depth of 17" min
- 60" width recommended for companion seat at bar

Dining Tables

- ≥ 5% of seating/standing spaces to be accessible
- Pedestal tables rarely comply
- Dispersed throughout types and locations
Signage

• Sign Contrast and Finish
  – High contrast
  – Non-glare

• Character Proportions

Accessible Sinks

• Sink/counter height 34" AFF max
• Accessible knee/toe clearance

Toilet Centerline

• Toilet Centerlines
  – 16” to 18” from side wall
    • No tolerance allowed outside of this range
    • Specify 17” (1’-5’)
    • 17” to 18” required in CA, design to 17-1/2’
Toilet Clearance

- 60" wide min x 56" deep min
  - 59" deep min for floor mounted WCs in stalls
- Dispensers, grab bars, other cfs may overlap
  - No fixtures or obstacles
    - Urinals, changing tables, etc.

Grab Bars and TP Dispenser

- 36" min (42" recommended) rear grab bar
- 42" min (48" recommended) side grab bar
- 7"-9" from front of bowl to TP centerline

Accessible Stall

- Door Location ≤ 4" from corner opposite WC
- Toe clearance
- Door hardware on both sides of door
Ambulatory Stall

- 32" Door Clear Width
- 35"-37" Stall Width
- 17"-19" Toilet Centerline

Restrooms – WC Grab Bars

- 36” min. rear grab bar
  - 12” min on narrow side of centerline
  - 24” min on wide side of centerline
  - Recommend 42” mounted 3” from corner

- 30” min. grab bar with recessed sink

Guest Room Dispersion

Provide choices of:
- Types of guest rooms
- Numbers of beds
- Other amenities

Factors to consider:
- Room size
- Bed size
- Cost
- View
- Bathroom fixtures (hot tubs, spas)
- Smoking/non-smoking
- Number of rooms provided
- Connecting rooms
Guest Room Scoping

For a hotel with 250 total guest rooms...

<table>
<thead>
<tr>
<th></th>
<th>1991 Requirement</th>
<th>2010 Requirement</th>
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<tbody>
<tr>
<td>Mobility Accessible</td>
<td>7 (all with communication features)</td>
<td>7 (tub or transfer shower)</td>
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<tr>
<td>Rooms</td>
<td>(any bathing fixture)</td>
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<tr>
<td>Roll In Showers</td>
<td>3 (all with communication features)</td>
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<td>(Roll In showers)</td>
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<td>(one with mobility feature)</td>
<td>(one with mobility feature)</td>
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<tr>
<td>Accessible Rooms</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Mobility Guest Rooms

• Clear Floor Space at Beds
  – 1 bed
    • 36” x 48” on both sides, 36” at foot
  – 2 beds
    • 36” between, 36” at foot

Clear Floor Space at Beds
Clear Floor Space at Beds

Mobility Guest Rooms

- Maneuvering Clearance
  - Required at passage doors throughout rooms
    - Connecting, accessible bathroom, etc.

Mobility Guest Rooms

- Accessible route required to connect all amenities in room
Mobility Guest Rooms

- New or altered lanai/balcony thresholds must be compliant
  - ½” high max, beveled 1:2 max

Exterior Spaces

- 1/4" max
- 1/2" max: (≤3/4" max for existing/altered thresholds)
**Mobility Guest Rooms**

- Controls must be 15" aff to 48" AFF
  - Thermostats
  - Light switches
  - Outlets
  - Curtain controls
- Accessible operation
  - No tight grasping
  - No pinching
  - No twisting of the wrist

**Mobility Bathrooms**

- 1991 Guest Room Bathroom
- 2010 Guest Room Bathroom

**Mobility Guest Rooms**

Comparable Vanity Space

- Considered "comparable"
- Not considered "comparable"
Equivalent Vanity Countertop Space

Bathtubs
Removable in-tub seat provided
- securely attached
- 17” min. and 19” max.
  high AFF

Knee and Toe Clearance
Storage

- Clear floor space
- Reach range
- Operable parts

Common Error
- Forward approach provided where a side approach is needed

Mobility Guest Rooms

- Bathtub Grab Bars

  24" min. grab bar required.

  Low grab bar should be 6" - 12" above the rim, not below the upper grab bar.

Mobility Guest Room

- Bathtub Controls
  - All controls on foot wall
  - Between grab bar and tub rim
  - Between centerline and open side

ADA Audio Conference Series
August 16, 2016
Mobility Guest Rooms

- Roll-In Shower Controls
  - 27” max from seat wall, includes hand held shower
  - Above grab bar, 48” aff max
- Shower Seat
  - 17” aff to 19” aff

Shower Spray Unit

Hand-held shower spray unit required:
- non-positive shut-off
- temperature limited
  (120 degrees max.)

Mobility Guest Rooms

- Showers
Non Accessible Guest Rooms

- All passage door must provide 32" clear opening in all guestrooms

Typical ADA Hotel Design and Construction Issues

CONSTRUCTION ISSUES

Parking

- 2% max slope in all directions for parking and access aisles
Exterior Accessible Route

- 2% max cross slope on routes and turns

Curb Ramps

- 8.3% max slope
- 2% max cross slope

Ramps

- 8.3% max slope
**Ramps**

- 12" minimum extension at landings

**Entrances**

- 2% max slope in maneuvering clearance

**Protruding Objects**

- 4" max projection into circulation routes if between 27"-80"
Accessible Tables
• Must provide 27” knee/toe clearance 17” deep and 30” wide

Food & Beverage
• 34” max buffet height

Bar
• 34” section of bar with 27” x 17” deep knee/toe space
Door Opening Force

- 5 LBF max (or lowest force allowed by fire code)

Signs

- 48” min to bottom of lowest line of text. 60” max to the bottom of the highest line of text

Sinks

- 34” max sink height
Mirror Height
• 40” max to bottom of reflecting surface

Urinal Height
• 17” max rim height

Toilet Stall Door
• Stall door opposite corner from WC
• Hardware on both sides of door.
Ambulatory Toilet Stalls
- 35”-37” wide

Toilet Stalls
- 60” min wide

TP Dispenser
- Toilet Paper Dispenser Location
Flush Valve Location

• Flush valve on wide side

Toilet Centerline

• 16”-18” centerline

Grab Bar Mounting

• 54” min, 12” max side wall grab bar
• 24” and 12” on centerline rear grab bar
Guest Rooms Doors

- Maneuvering Clearance at all Doors

- 0.5" max height, 1:2 max bevel

- 48" max security latch height
Guest Room Drapery

- 48” max height loops or auto control

Guest Room Outlets

- 15” min above floor, 48” max

Guest Room Controls

- 48” max to operable parts
Guest Room Beds

- 36" Accessible Route to 30"x48" clear floor space

Guest Room Safe

- Safe 30"x48" Clear Floor Space & 15"-48" Reach Range

Mobility Guest Rooms

- 36" accessible route to all features
Guest Room Connecting Door

• Connecting door maneuvering clearance

Guest Room Grab Bars

• 12" grab bar clearance

Guest Room Hook

• 48" max robe hook/towel height
Mobility Guest Rooms

- 60” min width
- 36” deep exact for alt

Towels and Sundries within Reach

Guest Room Sink

- 8” deep knee space at 27” high
Guest Room Toilet Clearance

- 60" clearance at toilet

Shower and Tub Seats

- Shower slide bar operation and 48" max height

Guest Room Shower
Shower Seats

• No grab bar over seats

Guest Room Shower

• Seat Orientation/Location
• 1.5” shower seat distance from side wall

Guest Room Shower

• Shower equipment 27” max from seat wall
Pool Lift Slope

• 2% max

Pool Area Routes

• 2% max slope, 36” min wide

House Phones

• 48” max to top operable control
Questions?

You may type and submit questions in the Chat Area Text Box or press Control-M and enter text in the Chat Area.

Thank you for participating in today’s ADA-Audio Conference Session.

The next scheduled session is:

“Rights of Air Travelers with Disabilities and the Air Carriers Access Act”

September 27, 2016*

*Note change in date from regularly scheduled programs

Register at: www.ada-audio.org or call 877-232-1990 V/TTY