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A collaborative program between the  
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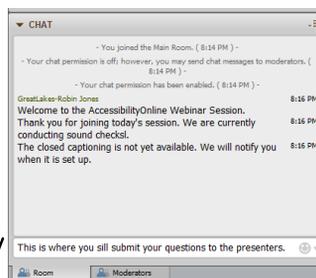
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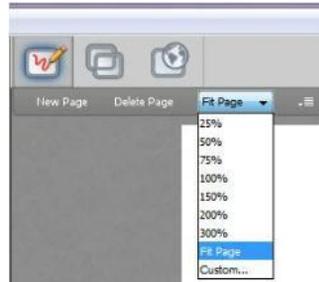
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## Customize Your View *continued*

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# Open Questions and Answers Session



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**Rex Pace**  
Technical Assistance  
Coordinator



**Bill Botten**  
Accessibility Specialist

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# Agenda

- **Response to previously submitted questions**
- **Open Q & A**



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# Sinks in Employee Work Areas

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## **Employee Work Area (§106.5)**

“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.”

**Americans with Disabilities Act (ADA)**  
limited access required  
(approach, enter, and exit required)

**Architectural Barriers Act (ABA)**  
must be accessible

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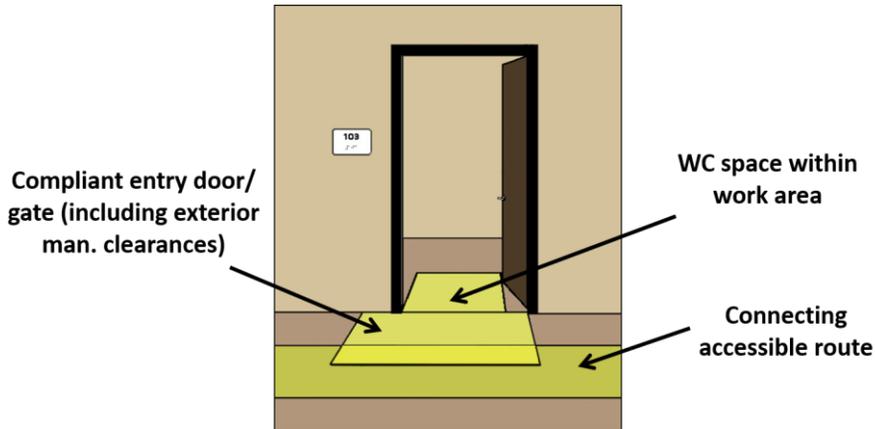
## **ADA Minimum requirements:**

- **“approach, entry, & exit”**
- **circulation paths**  
(in areas  $\geq$  1000 sq. ft.)
- **means of egress**
- **visual alarm connection**

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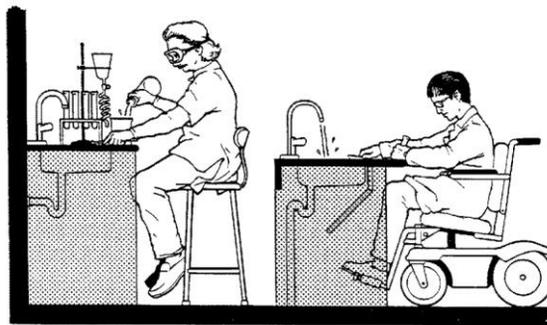
# Employee Work Areas (§203.9)

Access for “approach, entry, & exit”



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# Sinks (§212.3)



graduate students not  
employee work areas

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## Sinks (§212.3)



- 5% of each type in each accessible space
- Mop or service sink exception

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# Alterations

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# 2010 ADA Standards - Alterations

Accessible to the  
“maximum extent feasible”

Title II  
§ 35.151 (b)(2)

Title III  
§ 36.402(a)



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## Maximum Extent Feasible

“applies to the occasional case where the nature of an existing facility makes it virtually impossible to comply fully with applicable accessibility standards through a planned alteration”

Must provide the maximum physical accessibility feasible and any altered features of the facility that can be made accessible must be made accessible.

If providing accessibility for individuals with certain disabilities (*e.g.*, use wheelchairs) would not be feasible, the facility must be made accessible to persons with other types of disabilities (*e.g.*, use crutches, vision or hearing disabilities).

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## Technically Infeasible (§106.5)

Meeting standards not possible because:

- Existing structural conditions would require removing/ altering a load-bearing member that is an essential part of the structural frame OR
- Other existing physical or site constraints prohibit full compliance

Compliance required to the maximum extent feasible

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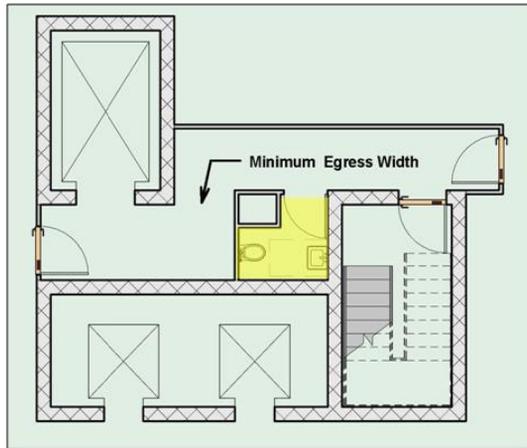
## Alterations that are Technically Infeasible

- Case-by-case determination
- Based on existing constraints/conditions, scope of work
- Relative to scope of work; where renovation more extensive, technical infeasibility less likely



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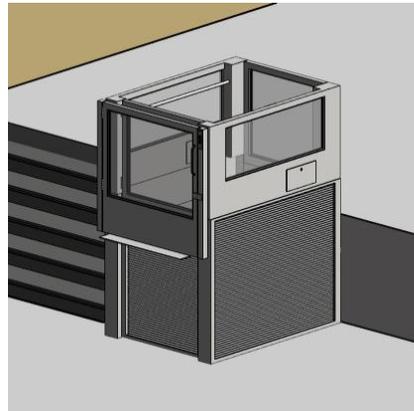
## Space Limitations and Technical Infeasibility



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## Platform Lifts (§206.7)

**Permitted as a component of an accessible route in an existing building or facility**



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# 2010 Standards - Exceptions for Structural Impracticability

**Title II  
§ 35.151 (a)(2)**

**Title III  
§ 36.401(c)**



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## Structural Impracticability

- Full compliance not required where it is structurally impracticable - rare circumstances of unique terrain
- Compliance still required to the extent that it is not structurally impracticable - any portion of the facility that can be made accessible must be.
- If access to individuals with certain disabilities (e.g., use wheelchairs) is structurally impracticable, accessibility must still be ensured to persons with other types of disabilities, (e.g., use crutches or who have sight and hearing disabilities).

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# Long Term Care Facilities

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## Long Term Care Facilities



### §223 Medical Care and Long-Term Care Facilities



### §223.3 Long-Term Care Facilities

“In licensed long-term care *facilities*, at least 50 percent, but no fewer than one, of each type of resident sleeping room shall provide mobility features complying with 805.”

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# Residential Facilities



**Residential Dwelling Unit (§106.5)** .“A unit intended to be used as a residence, that is primarily long-term in nature. Residential dwelling units do not include transient lodging, inpatient medical care, licensed long-term care, and detention or correctional facilities.”

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# Transient Lodging

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# Transient Lodging Guest Rooms Scoping (§224)

**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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# 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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# Mobility Features Scoping Example



**Hotel with a 1000 Guest Rooms**

**100 are being altered: 5 accessible rooms must be provided**

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## Transient Lodging Guest Rooms

**Table 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

**Communication features no longer required in all mobility access rooms - at least 1, no more than 10% (224.5)**

## Guest Rooms with Communication Features

### Visual Alarm § 702

- Building fire alarm system
- Smoke alarm
- Permanently installed

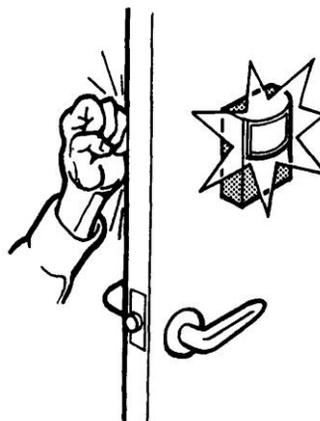


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## Guest Rooms with Communication Features

### Notification Devices § 806.3.2

- incoming telephone calls
- door knock or bell
- notification devices not connected to visual alarm
- telephone volume control
- outlet within 48" of telephone



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## Notification Devices (§806.3.1)



notification devices must **not** be connected to visible alarm signal

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## Auxiliary Aids

Visual alarms may not be effective at waking some sleeping deaf or hard-of-hearing people. An occupant may request a bed shaker or other assistive device to be better assured of being awakened in an emergency.

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# Fixed/Built-in vs. Movable Furniture and Equipment

§ 35.151 (d) and  
§ 36.406 (b)

## Scope of coverage

“2010 Standards apply to fixed or built-in elements of buildings, structures, site improvements, and pedestrian routes or vehicular ways located on a site.”



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## Furniture – Regulatory Obligations Under the ADA

“The provision of accessible equipment and furniture has always been required by the ADA and the Department’s implementing regulations under the program accessibility, reasonable modification, auxiliary aids and services, and barrier removal requirements.”

[www.ada.gov](http://www.ada.gov) 800-514-0301

From DOJ’s Advance Notice of Proposed Rulemaking on Equipment and Furniture  
[www.ada.gov/anprm2010/equipment\\_anprm\\_2010.htm](http://www.ada.gov/anprm2010/equipment_anprm_2010.htm)

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## Bed Height



**Furniture? – no requirement in Standards**

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## Transfer Height



**In Standards typically  
17" to 19"**

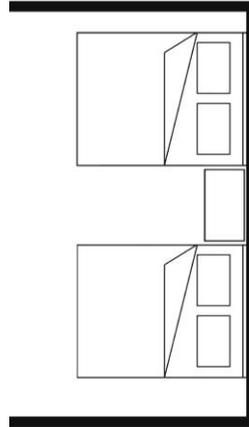
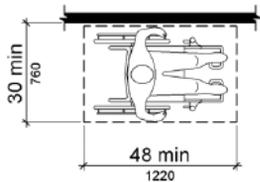
**Applies to architectural  
features such as  
toilets, shower seats,  
and dressing benches**

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## Sleeping Areas (§806.2.3)

must provide a clear floor space complying with section 305 on both sides of one bed - parallel approach

Exception - one single clear floor space may be provided between two beds

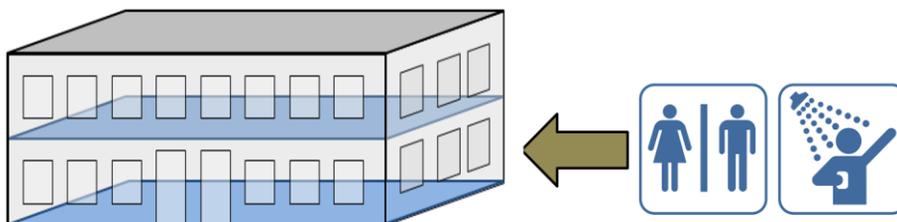


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## Toilet and Bathing Facilities

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## Buildings with “Elevator Exception” Providing Toilet & Bathing Facilities on Upper Levels



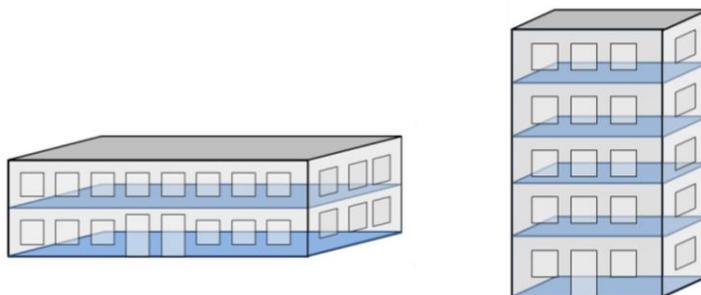
**toilet & bathing facilities must be available on an accessible story (213.1)**

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## Exceptions (§206.2.3)

- **Accessible Route between floors (“elevator exception”)**

**Private sector facilities only:**



**less than 3 stories**

**OR**

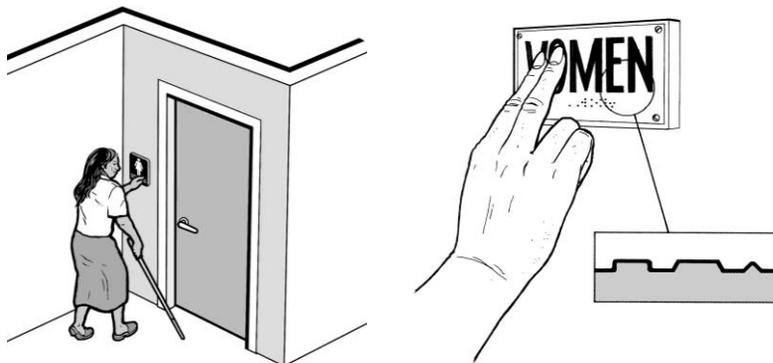
**less than 3,000 sf/ flr)**

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# Signs

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## §216.2 Designations - Signs Identifying Permanent Rooms or Spaces

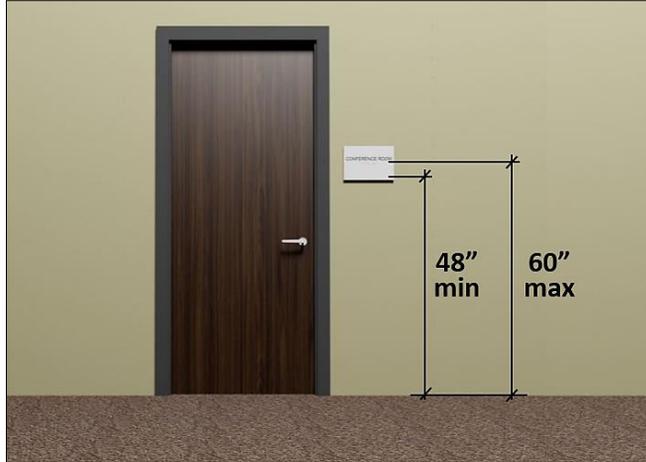


### Raised Characters and Braille

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## Tactile Signs: Location (§703.4.2)

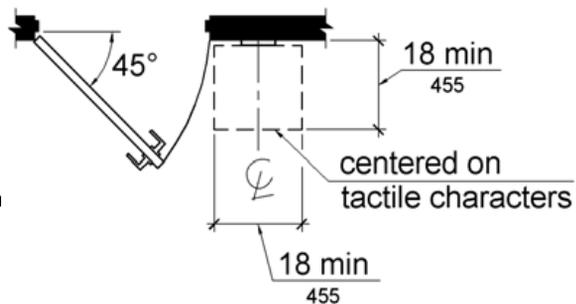
### Latch side placement



Measured to baseline of lowest and highest tactile characters

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## Tactile Signs



### Location (§703.4.2)

- placement at
- push side exception for doors with closer and no hold open devices

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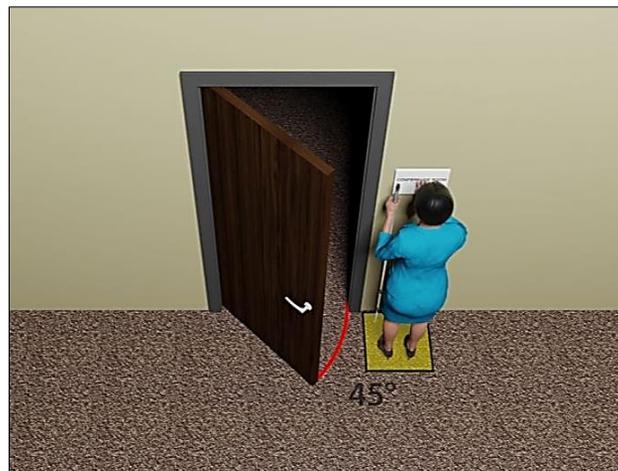
## Tactile Signs: Location



**18" x 18" clear floor space centered on tactile characters**

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## Tactile Signs: Location



**Door can swing to 45° open – must not encroach into this space**

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# Tactile Signs: Location

Recessed doors



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# Tactile Signs: Location



No space on latch side: on nearest adjacent wall

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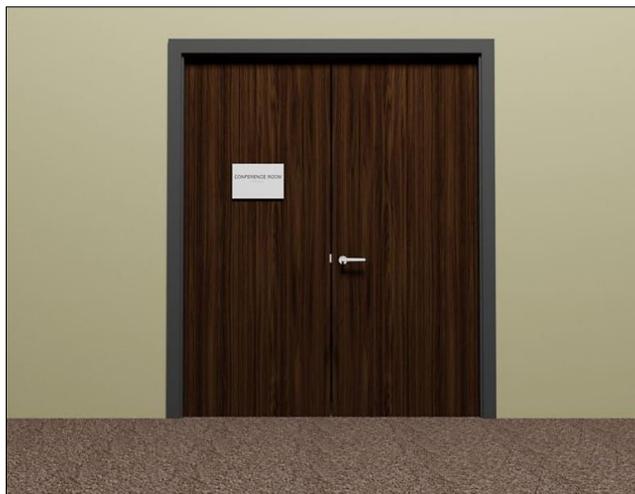
## Tactile Signs: Location



Double doors (2 active leaves): right side

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## Tactile Signs: Location



Double doors (1 active leaf): on inactive leaf

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# Technical Guides on the Standards

## Available on the Board's website



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# Technical Guides on the Standards

## Animations :

- maneuvering
- entrances & doors
- toilet & bathing facilities
- protruding objects
- parking
- signs



Signs NEW



Wheelchair Maneuvering



Maneuvering at Doors



Accessible Toilet Rooms



Accessible Bathing Facilities



Protruding Objects



Parking and Passenger Loading Zones

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# Questions?

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**AIA Course Number:** GL20130905-I

**Date:** September 7, 2017

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**OCTOBER 5, 2017**

**Accessible Hospitals and Medical Care Facilities – A Refresher**

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