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A collaborative program between the ADA National Network and the U.S. Access Board

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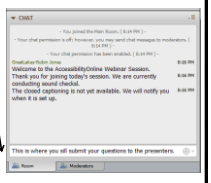

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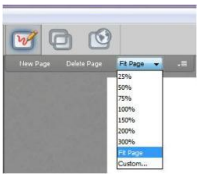

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Common Sources of Confusion in the ADA & ABA Standards

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Today's Presenters

Bill Botten **Dave Yanchulis**

U.S. Access Board

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Session Agenda

- Employee Work Areas
- Alterations
- Vertical Access
- Door Maneuvering Clearance
- Toilets and Toilet Rooms
- Recreation Facilities

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Employee Work Areas

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Employee Work Areas (§203.9)

ADA Standards only **– min. requirements:**

- **"approach, entry, & exit"**
- **circulation paths (in areas ≥ 1000 sq ft)**
- **means of egress**
- **visual alarm connection**

ABA Standards do not include this exception

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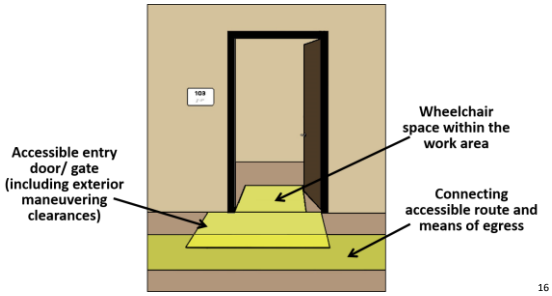
Employee Work Areas

Access for "approach, entry, & exit"



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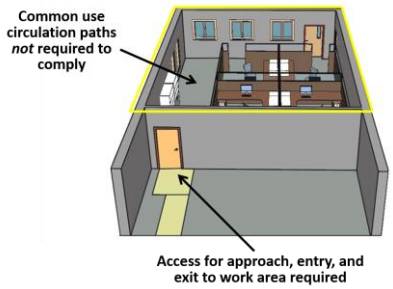
Employee Work Areas

Less than 1,000 SF



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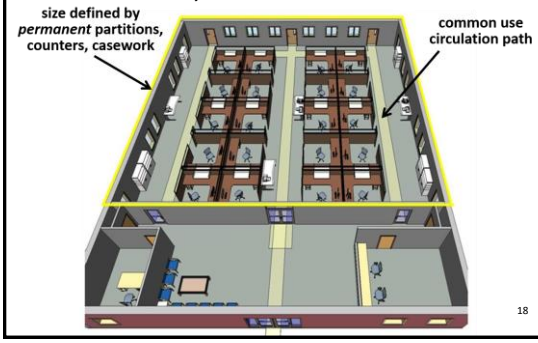
Employee Work Areas

1,000 SF or more in size



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Alterations

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What level of access is required in alterations?

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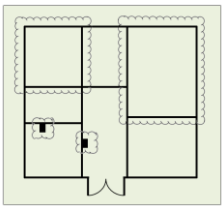
Alterations (§202.3)

"Where existing elements or spaces are altered, each altered element or space shall comply with the applicable requirements…"



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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

"If full access isn't guaranteed in an alteration, what's the use?"

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Alterations

Consider that:

- **Some access = better than none**
- **Other mandates apply to existing facilities**
- **Fuller access (path of travel) required for primary function areas**

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Alterations: Path of Travel

Alterations to *primary function areas* require *accessible path of travel* to the extent it is does not cost more than 20%.

Compliance required up to the 20% limit

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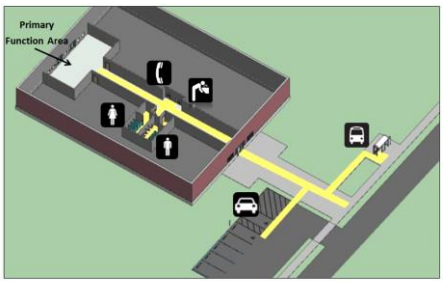
Alterations: Primary Function Areas (§202.4)



Required accessible path of travel

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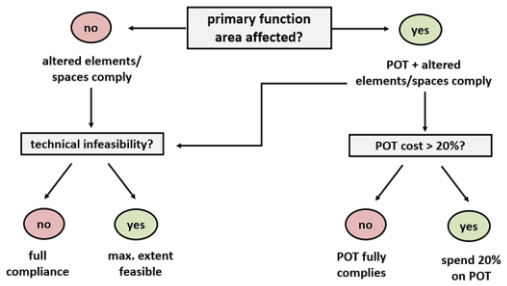
Alterations



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Vertical Access Between Stories

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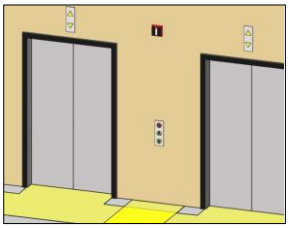
Multi-Story Facilities (§206.2.3)

At least one accessible route must connect each story and mezzanine unless an exception applies



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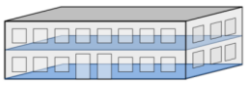
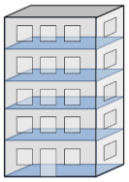
Exceptions (§206.2.3)

AR between floors ("elevator exception")

<u>Private</u> sector facilities only:





less than 3 stories <u>OR</u> less than 3,000 sf/ flr)

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Exceptions

Exception not allowed for:

- **Shopping centers/ malls with 5 or more sales or rental establishments)**
- **Professional offices of health care providers**
- **Terminal, depots, or stations used for public transportation**
- **Government Facilities**

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Exceptions

If facility qualifies for exception,

- **all other provisions in the standards still apply to stories/ mezzanines not served by AR**
- **elevators provided anyway must fully comply (as standard or LULA elevators)**
- **vertical access still may be required by state or local code.**

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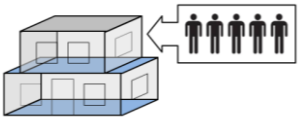
Exception: Gov't Buildings

Exception for <u>public</u> (government) buildings:

- **2 story only <u>AND</u>**
- **1 floor has: no public space <u>AND</u> max. occupancy of 5**



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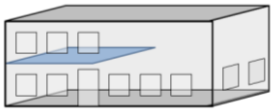
Exceptions: Mezzanines

AR not required to mezzanines in buildings not required to have elevator (including 1 story buildings)



Restaurants & Cafeterias:

allowed only if < 25% of dining space on mezzanine and equal service/ décor provided on accessible level

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Exceptions

Additional exceptions:

- **detention and correctional facilities**
- **residential facilities**
- **transient lodging (multi-story units)**
- **air traffic control tower cab**
- **qualified historic facilities**
- **press boxes**

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Door Maneuvering Clearance

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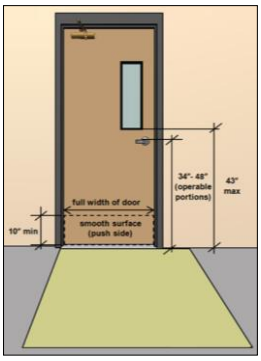
Doors, Doorways, Gates (§404)



- Clear Width (32" min.)
- Closing Speed
- Opening Force (5 lbf max)
- Vision/ Side Lights
- Compliant Hardware
- Smooth Surface (bottom, push side)
- Thresholds (1/2" max)
- Maneuvering Clearance (both sides unless usable in 1 direction only)

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Maneuvering Clearances

Minimum space for positioning/ maneuvering at doors

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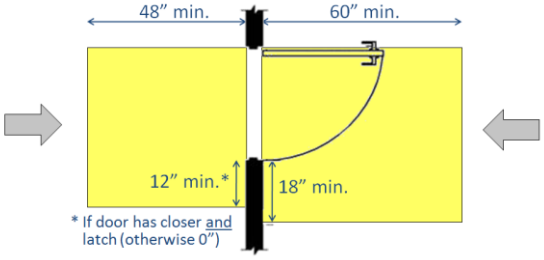
Maneuvering Clearances

Forward Approach



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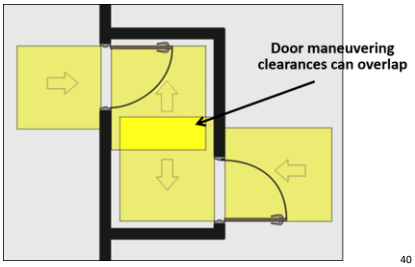
Maneuvering Clearances

Required at each accessible door based on approach & swing



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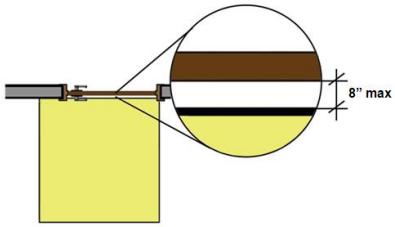
Maneuvering Clearances

Maneuvering clearance must be 8" max. from the face of the door



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Maneuvering Clearances

8" max. offset from face of door

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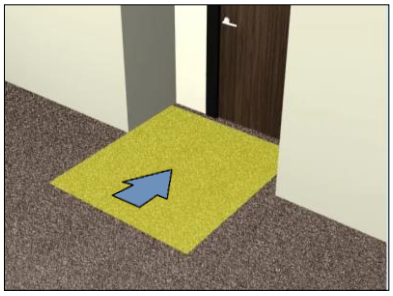
Maneuvering Clearances



Recess > 8": maneuvering clearance for forward approach located 8" max. from face of door

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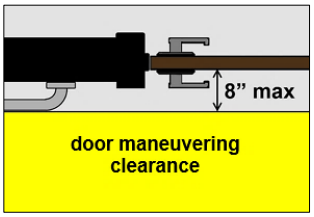
Maneuvering Clearances



Besides thick walls and recessed doors, the 8" max. offset can accommodate other elements, such as handrails/ guardrails, thick base moulding, etc.

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Toilet Rooms (Single User)

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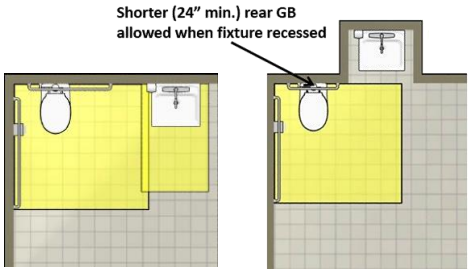
Toilet Rooms

Lavatory cannot overlap toilet clearance (except in dwelling units)



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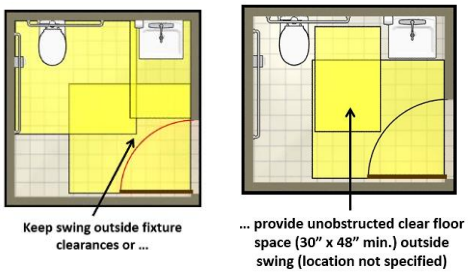
Toilet Rooms

Door maneuvering clearance



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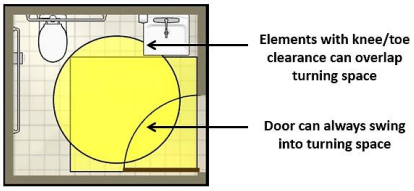
Toilet Rooms

Turning Space:
60" diameter circle or "T" shaped space



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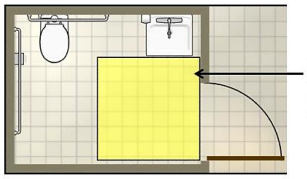
Toilet Rooms

Doors: Out-swinging doors allow smaller room size (require less interior maneuvering clearance)



12" min. latch-side clearance required on push side (forward approach) if door has both a closer & latch

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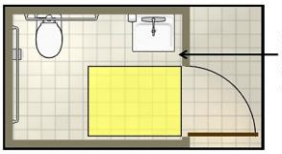
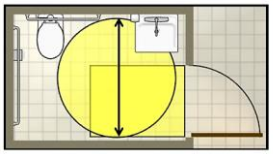
Toilet Rooms



If out-swinging door does not have both a closer & latch, no additional clearance beyond opening required.



In this case, room depth is usually determined by turning space.

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Recreation Facilities

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Area of Sport Activity

- "That portion of a room or space where the play or practice of sport occurs"
- Accessible route to each area of sport activity
- Exempt from firm, stable, and slip resistant surface

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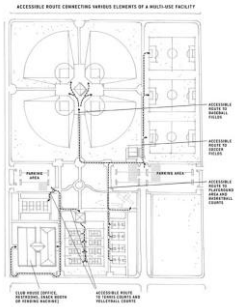
Sports Facilities

- Court Sports
- Team or Player Seating
- Spectator Seating



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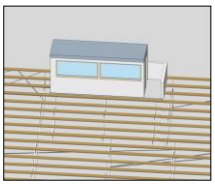
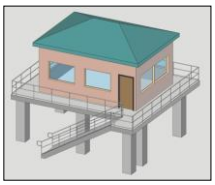
Exceptions: Press Boxes

Exempt if 500 sq ft or less (aggregate) <u>and</u>

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





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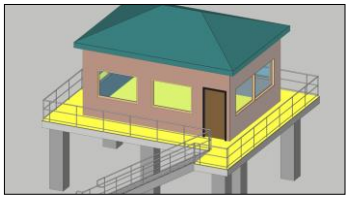
Press Boxes

Square footage applies to the gross floor area (including exterior) of all press boxes serving a playing field or other assembly area



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Exercise Equipment and Machines

- **At least one of each type of equipment or machines**
- **No requirement to modify equipment**
- **Clear space at equipment**
- **Controls and operating mechanisms exempt**

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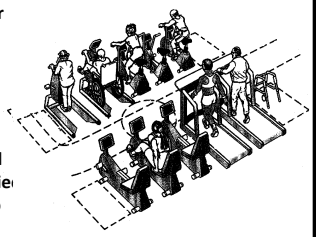
Exercise Equipment and Machines

- **Provide a 30 in x 48 in clear space and be served by accessible route**
- **Positioned for use by an individual using a mobility device**
- **Clear floor space or ground space for more than one piece of equipment permitted to overlap**



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Outdoor Exercise Equipment

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Natural Feature Play Components

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Longitudinal Study on Playground Surfaces

Surfacing the Accessible Playground

7 Things Every Playground Owner Should Know About the Accessibility of Their Playground Surfaces

2014 — A publication of the U.S. Access Board and the National Center on Accessibility

1 Start with comprehensive planning and site selection.

2 Follow the Accessibility Standards for Play Areas.

3 Review the research findings about accessibility issues for play surfaces.

4 Assess during the planning, installation and maintenance phases.

5 Compare surface options.

6 Recognize that proper installation of play surface systems is key.

7 Commit to ongoing maintenance of accessible playground surfaces as a responsibility of ownership.

Selecting an Accessible Play Surface Is One of the Most Important Decisions

The U.S. Census Bureau's American Community Survey (2011) estimates there to be 2.6 million school-aged children with disabilities in the United States. The Census Bureau (2009) estimates that one in every seven American families is affected by disability. For children with and without disabilities, the community playground can maximize the benefits of vigorous physical activity and inclusion. Today, lack of physical activity is considered one of the leading factors contributing to poor health among children. The neighborhood playground fulfills a critical role in community wellness, enabling children to play with friends and burn calories at the same time.

When the playground has barriers prohibiting use by people with disabilities, inclusion and physical activity is lost. Inaccessible surfaces can pose barriers for children with disabilities who may use canes, crutches, walkers or wheelchairs from ambulating through the play area. Pushing a wheelchair over loose gravel or sand requires tremendous physical effort. When so much effort is exerted, little to no energy is left for play.

The presence of physical barriers can prevent children with disabilities from accessing all play elements on the playground. Most significantly, inclusive play between children with disabilities and children without disabilities is threatened when the playground does not have accessible equipment and surfaces. Physical barriers also prohibit adult caregivers with disabilities from engaging with their children and/or responding when a child is in need of assistance.

Recreation professionals and playground owners are confronted with questions of how to install and maintain safe and accessible public playgrounds that are fun; promote inclusion and physical activity; are cost effective and wise to withstand a full life cycle of public use.

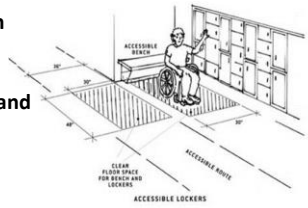
Choosing play surfaces that are accessible and safe for children of all abilities and ages is one of the most important decisions, during the playground planning and design phases. The purpose of this guide is to provide practical information that every public playground owner should know about the accessibility of their playground surfaces.

Benches (§903)

§612 - Saunas and Steam Rooms

§803 - Dressing, Fitting, and Locker Rooms

§807 - Holding Cells and Housing Cells



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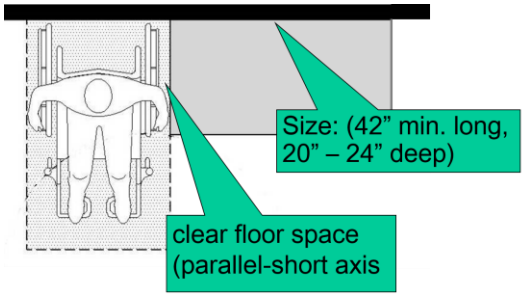
Benches



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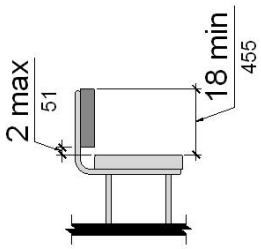
Benches



UNITED STATES ACCESS BOARD

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Benches

ABA Requirements for Outdoor Developed Areas:

1011 Outdoor Constructed Features – Benches

Proposed Accessibility Guidelines for PROW:

R212 Street Furniture – Benches

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Outdoor Developed Areas

- **Trails**
- **Picnic/Camping**
- **Beach access routes**
- **Viewing areas**

Covered

- **Facilities constructed or altered by**
  - **Federal agencies**
  - **Non-federal entities constructing facilities on federal land on behalf of federal agencies e.g., a concession contract, partnership agreement, or similar arrangement**

Not Covered

- **Facilities subject to ADA**
- **ADA facilities built or altered with Federal grants and loans (ABA)**

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Effective November 25, 2013

New construction and alterations

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Temporary Facilities (§201.3)

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Questions?

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Technical Guides on the Standards

Available on the Board's website

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U.S. Access Board

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Advancing Full Access and Inclusion for All

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Continuing Education

AIA Provider Number: I017

Course Title: Common Sources of Confusion in the ADA & ABA Standards
AIA Course Number: GL20181206
Date: December 6, 2018

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Thank you for participating in today's webinar

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