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Listening to the Webinar, *continued*



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Listening to the Webinar, *continued*



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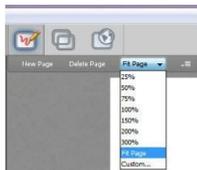
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Accessible Transient Lodging

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Today's Presenters



Deborah A. Ryan
U.S. Access Board
Member



Bill Botten
U.S. Access Board

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AGENDA

- Application
- Outside the Guest Room
- Guest Room Scoping
- Guest Rooms with Mobility Features
- Guest Rooms with Communication Features

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2010 ADA Standards



Based on the Board's ADA
Accessibility Guidelines (2004)
with additional DOJ requirements

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Transient Lodging

- A building or facility containing one or more guest room(s) for sleeping that provides accommodations that are primarily short-term in nature. Transient lodging does not include residential dwelling units intended to be used as a residence, inpatient medical care facilities, licensed long-term care facilities, detention or correctional facilities, or private buildings or facilities that contain not more than five rooms for rent or hire and that are actually occupied by the proprietor as the residence of such proprietor.

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What is ADA Covered Transient Lodging?

“Places of Lodging” – DOJ regulations

A facility with short-term sleeping accommodations with no right to return e.g., hotels, motels, inns, or similar with:

- 1) On- or off-site management and reservations service;
- 2) Rooms available on a walk-up or call-in basis;
- 3) Availability of housekeeping or linen service; and
- 4) Acceptance of reservations for a guest room type without guaranteeing a particular unit or room until check-in, and without a prior lease or security deposit.
- 5) Cabins and dormitories

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Outside the Guest Room

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Passenger Loading Zone

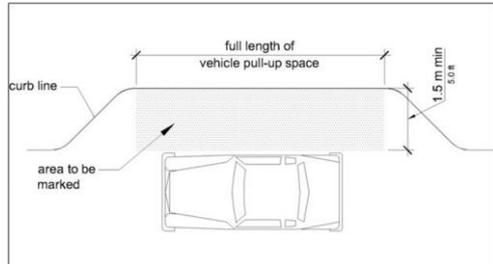


§ 209.2 comply
“where provided”

§ 209.4 provide a
passenger loading
zone at “valet
parking”

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Passenger Loading Zone



The access aisle must be connected to the pedestrian access route

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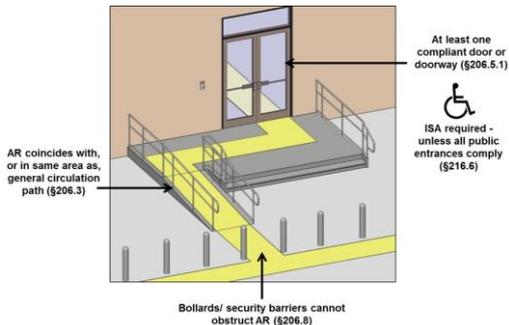
Accessible Parking New Construction

Access Required

- Parking is not required to be provided
- Where parking is provided, it must include accessible parking spaces
- Excludes commercial vehicle storage, law enforcement vehicles, or vehicle impound parking

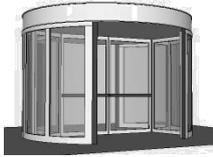
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Entrances § 206.4



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Revolving Doors



Revolving doors, including those that are automated/ sized for easier access, do not comply. Compliant manual or automated door still must also be provided.

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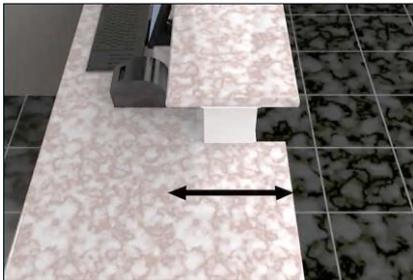
Service & Sales Counters



- Surface 36" high max.
- forward or side approach access
- Length based on approach

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Service & Sales Counters



Accessible portion must be as deep as the counter depth for customer use.

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Signs (§216)

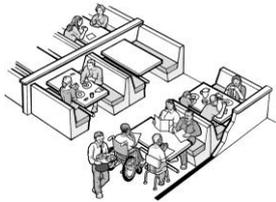
- Tactile/ visual – labels for permanent rooms & spaces, exit doors
- Visual only – directional or informational signs
- Exempt: temporary signs, building menus, directories, addresses, company names and logos



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Additional Requirements

- Restaurants and Bars
- Business Centers/
Computer Work Stations
- Guest Laundry Facilities
- Vending
- Retail
- Fitness Centers
- Swimming Pools and
Spas



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Exercise Equipment

One of each type:

- No requirement to modify equipment
- Clear space at equipment
- Controls and operating mechanisms exempt



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Swimming pools (§242.2)

- **Required means of access into the water**
 - Over 300 linear ft of pool wall = 2 (one primary)
 - Less than 300 linear ft of pool wall = 1
 - lift or sloped entry



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Spas (§242.4)

- **At least one means of entry:**
 - Lift - footrests not required
 - Transfer wall
 - Transfer system
- **Where provided, in a cluster, 5% but not less than one of each type**



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POOL TYPE	PERMITTED MEANS OF POOL ACCESS				
	SLOPED ENTRY	LIFT	TRANSFER WALLS	TRANSFER SYSTEMS	STAIRS
Swimming (less than 300 linear feet of pool wall)	✓	✓			
Swimming (300 or more linear feet of pool wall) —two means of entry required	✓*	✓*	✓	✓	✓
Wave action, leisure river, and other pools where user entry is limited to one area	✓	✓		✓	
Wading pools	✓				
Spas		✓	✓	✓	
*Primary means must be by sloped entry or lift, secondary means can be any of the permitted types.					

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Gate Hardware (§404.2.7 Exception 2)

Access gates in barrier walls and fences protecting pools, spas, and hot tubs

Operable parts of the release of latch on self-latching devices at 54 inches maximum



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Swimming Pools and Spas



DOJ Guidance:

- Fixed vs movable
- Shared between pools
- Barrier removal (title III)
- Program access (title II)
- New construction versus alterations

http://www.ada.gov/pools_2010.pdf

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Recreation Facilities

- Play areas
- Water play components/water slides
- Outdoor exercise equipment
- Golf courses
- Court sports
- Boating or Fishing facilities
- Bowling or Shooting facilities

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Transient Lodging Scoping

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Guest Room Scoping §224

- New construction is based on the number of rooms provided
- Alterations and additions are based on the total number altered or added

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Guest Room Scoping

DOJ Regulations clarify that:

Sites with multiple buildings under one permit:

- Units in buildings with 50 or fewer guest rooms may be added and calculated together
- Buildings with 50 or more guest rooms are calculated separately

28 CFR 36.406 (c)

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All Guest Rooms

All doors and doorways providing user passage into and within guest rooms must provide:

- 32 inch minimum clear opening width
- Exception for shower and sauna doors

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Guest Rooms with Mobility Features

§224.2			
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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Guest Rooms with Communication Features

§224.4	
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

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Guest Room Dispersion

- Disperse among the classes of guest rooms to allow choices comparable to those provided to other guests.
- More types than required number? Prioritize by guest room type, number of beds, and amenities.
- At least one, but no more than 10% of guest rooms must provide both mobility and communication features

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Guest Rooms with Mobility Features

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Guest Rooms with Mobility Features:

- Entrances, doors and doorways (§206.5, §404)
- Living and dining areas (§806.2.1)
- Exterior spaces serving the unit (§806.2.2)
- At least one sleeping area (§806.2.3)
- At least one bathroom (§806.2.4)
- Storage (except kitchens) (§225 & §811)
- Kitchens and Kitchenettes (§212 & §811)
- Operable parts, including windows (§205, §229, §309)

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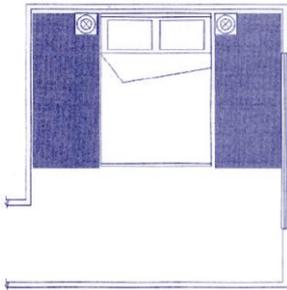
Multi-Story Guest Rooms with Mobility Features

§ 206.2.3 Exception 5

Vertical access to a second story within a unit is not required *if* all spaces required to be accessible are on an accessible route

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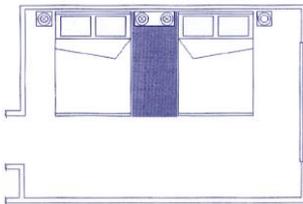
Sleeping Areas



Clear space for parallel approach required on both sides of bed

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Clear Floor Space Location



Exception:

Single clear space is permitted between two beds



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Bed Height



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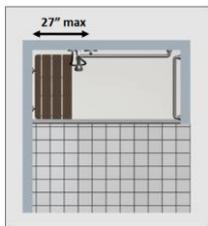
Bathroom

- Turning space
- At least one bathing fixture
 - Where a shower seat is required, it must be permanently installed
- Water closet
- Lavatory & mirror
- Equivalent vanity countertop space
- Door maneuvering clearances

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Bathrooms

Portion of mobility accessible guest rooms must provide roll-in shower with folding seat (permanent)



Standard roll-in shower

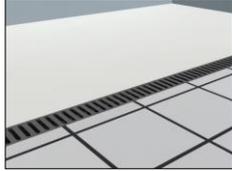


Alternate roll-in shower

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Bathrooms

Curbs at showers: ½" max. (must be beveled at roll-in showers)



Consider trench drains and other alternatives to curbs

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Alternate Roll-in Common Issues

- 60" min width
- 36" deep absolute



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Bathrooms

Other mobility accessible guest rooms:



transfer shower with fixed folding seat

Tub with removable seat



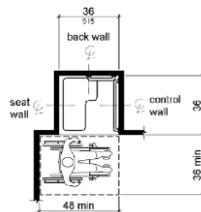
Tub with permanent seat



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Transfer Showers

§608.7 Exception:
permits a 2" max.
threshold in alterations
where ½ inch max.
threshold would disturb
the structural
reinforcement of the
floor slab



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Shower Spray Unit

Hand-held shower spray unit
required:

- non-positive shut-off
- temperature limited
(120 degrees max.)



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Bathtubs

§ 610

Removable in-tub seat
provided

- securely attached
- 17" min. and
19" max. high AFF



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Problem?



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Shower and Tub Seats: Common Errors

What's wrong?



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What's Wrong?



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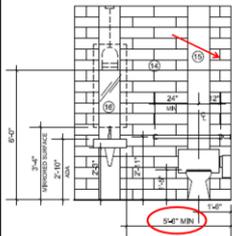
Shower and Tub Seats: Common Errors

Portable seat provided
when permanent seat is
required



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Common Construction Issues



Common Toilet Issues

16"-18"
centerline



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Grab Bars

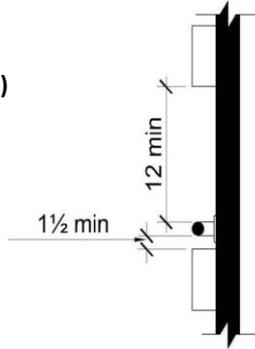
Clearances:

1 ½" behind (absolute)

1 ½" min. below

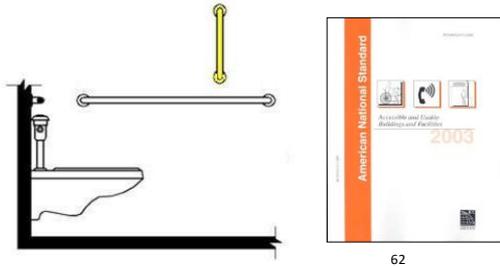
New:

12" min. above



Grab Bars

ANSI A117.1 requires 18" min. vertical grab bar
(ADA and ABA guidelines do not)



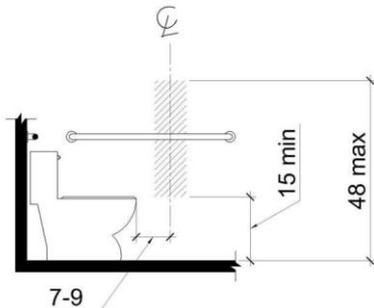
Common Grab Bar Installation Issues

- 54" min, 12" max side wall grab bar
- 24" and 12" on centerline rear grab bar



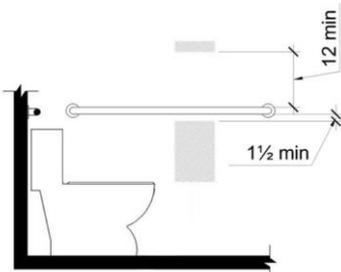
TP Dispenser

Dispenser location



TP Dispenser

grab bar height (33"-36") and clearances further limit location of non-recessed dispensers



Common Errors at the WC

Controls not on the open side

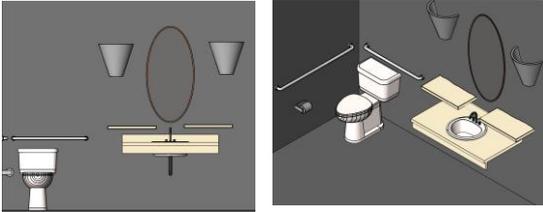


Obstructed grab bars



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Equivalent Vanity Countertop Space



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Towels and Sundries within Reach



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Kitchens and Kitchenettes Not in Educational Housing

- Accessible kitchen work surface not required
- Parallel approach permitted to sinks in wet bars and where no cooktop or range is provided



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Storage

- Provide a forward or side approach
- If doors are provided, ensure door can be opened without obstructing the clear floor space
- Reach ranges and operable parts



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Operable Parts §309

- Outlets, switches, thermostats, curtain controls, etc.
 - 15" to 48" high (measured to highest operable part)
 - clear floor space unobstructed by furniture
- Door hardware, including top lock 34" min. and 48"



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Common Guest Room Controls Issues

- 48" max to operable parts



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Guest Rooms with Communication Features

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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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Questions?

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Technical Guides on the Standards

Available the Board's website



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AIA Provider Number: I017

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AIA Course Number: GL20190711

Date: April 4, 2019

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