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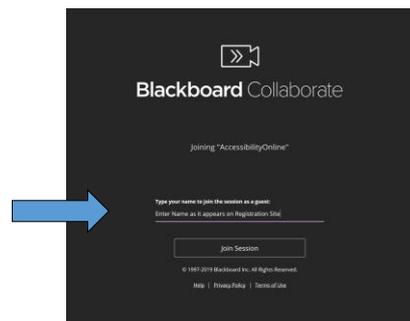
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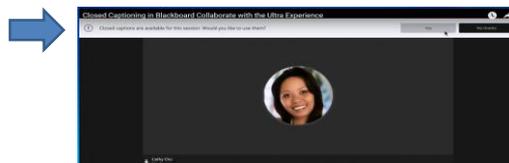
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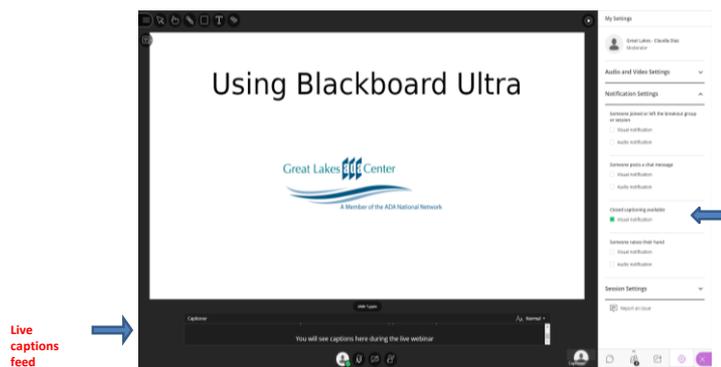


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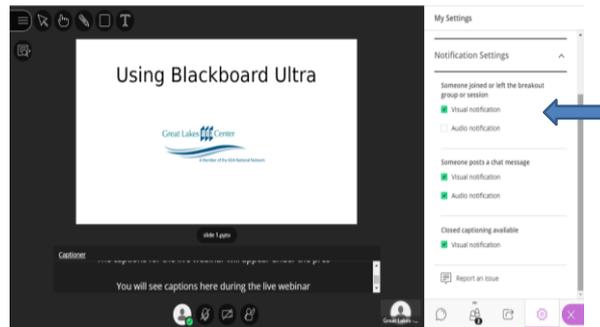


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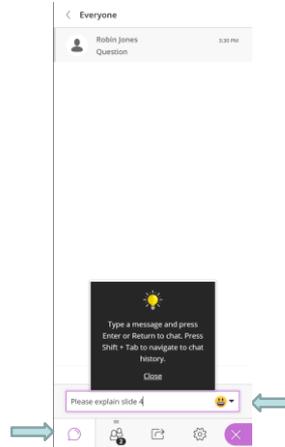
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# Using the ADA and ABA Standards Series: Chapter 2: Scoping - New Construction

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## Access Board Presenters



**Dave Yanchulis**  
Director, OTIS



**Scott Windley**  
Accessibility Specialist

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# Agenda

- **Exceptions/ Employee Work Areas**
- **Accessible Routes**
- **Kitchens & Kitchenettes**
- **Toilet & Bathing Facilities**
- **Signs**
- **Dining Surfaces**
- **Sales & Service Counters**
- **Interactive Transaction Machines**
- **Areas of Sport Activity**

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## ADA Standards (2010)

Apply to:

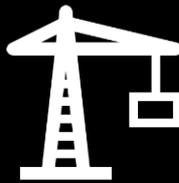
- **State/ local gov't facilities**
- **Places of public accommodation**
- **Commercial facilities**
- **Transportation facilities (DOT's 2006 Standards)**



**Federal facilities covered by ABA Standards**

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# Which rooms and spaces must comply in new construction?



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## New Construction (§201)

All areas must comply except:

- Exempted structures/ spaces
- Employee Work areas
- Partially scoped spaces

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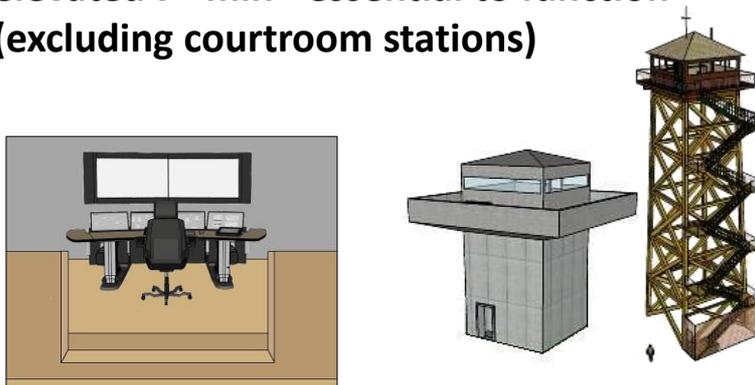
## General Exceptions (§203)

- construction sites
- machinery spaces
- spaces accessed by ladders, catwalks, crawl spaces, very narrow passageways



## General Exceptions

- areas raised for security, life/fire safety
- employee work areas < 300 SF that must be elevated 7" min - essential to function (excluding courtroom stations)



## General Exceptions (§203)

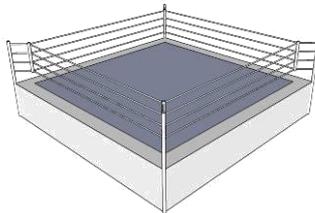
- single occupant structures accessed only by passageways below grade or elevated above standard curb height (e.g., some toll booths)



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## General Exceptions

- Raised structures for refereeing, judging, scoring sports
- Raised boxing/wrestling rings
- Raised diving boards & platforms
- Water slides
- Animal containment areas not open to public



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# Example: Retail Facility



Sales Counter (at least 1 of each type accessible on public side)



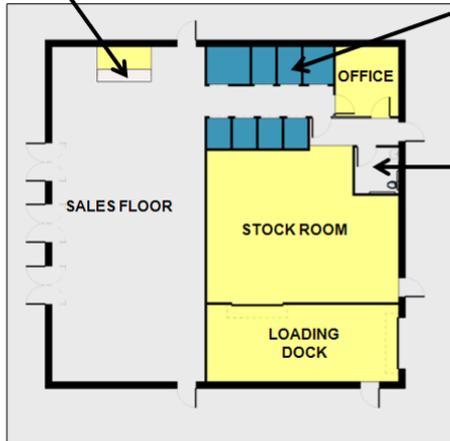
Fitting Rooms (at least 5% of each type)



Toilet rooms, including employee restrooms, must comply



Employee Work Areas - Partial access if used *only* by employees *for work*



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# Example: Medical Care Suite

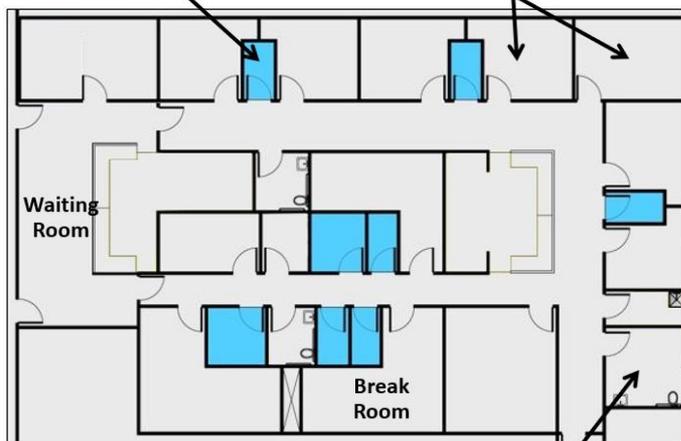


Public & Common Use Areas: Full Access



Dressing Rooms: access to at least 5% of each type

Exams Rooms & Doctors' Offices: 100% scoping (public access)



Toilet rooms – access to all (50%: clustered single user of same type)

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# Example: Medical Care Suite

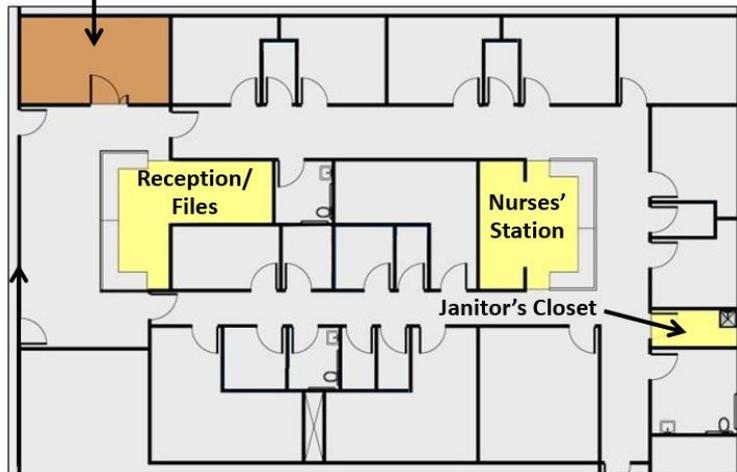


## Employee Work Areas & Exempt Spaces

Mechanical (exempt)



Employee Only Work Areas



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# Employee Work Areas



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# Employee Work Areas (§203.9)

## *ADA Standards Only*

### Minimum requirements:

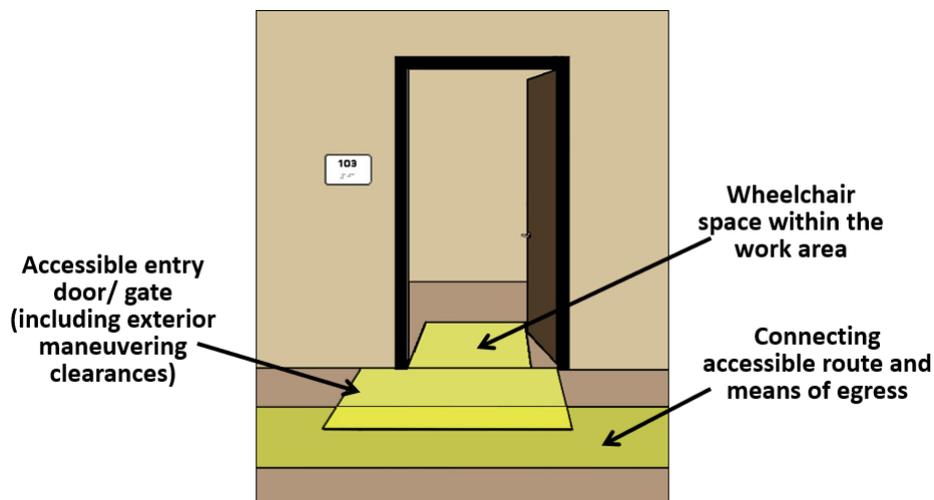
- “approach, entry, & exit”
- circulation paths (in areas  $\geq 1000$  sq ft)
- means of egress
- visual alarm connection



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# Employee Work Areas

## Access for “approach, entry, & exit”

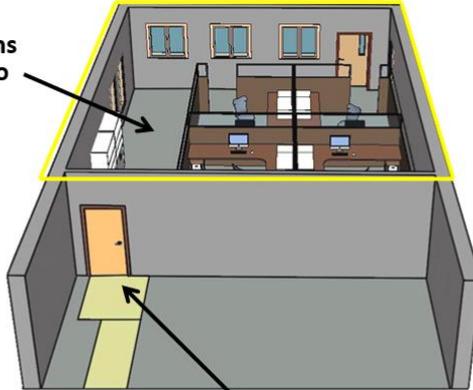


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# Employee Work Areas

Less than 1,000 SF

Common use circulation paths *not* required to comply



Access for approach, entry, and exit to work area required

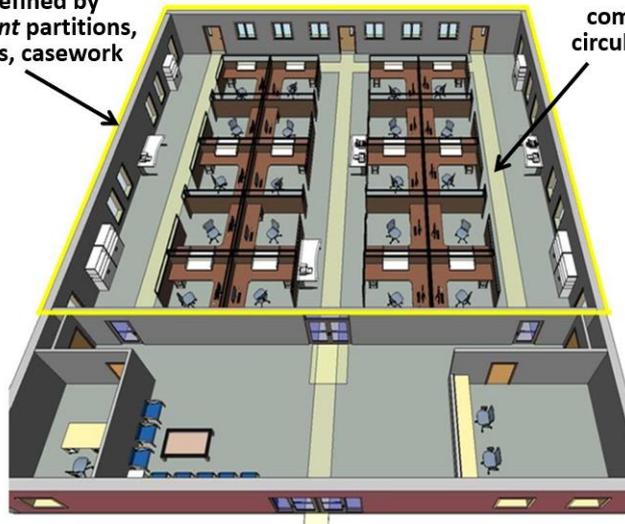
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# Employee Work Areas

1,000 SF or more in size

size defined by *permanent* partitions, counters, casework

common use circulation path



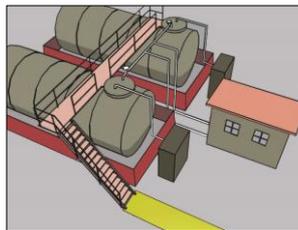
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# Employee Work Areas

Common use circulation paths must comply in work areas 1,000 SF or more in size (§206.2.8)

Exempt:

- exterior areas fully exposed to weather
- portions of paths integral to equipment



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# Accessible Routes

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# Accessible Routes (§206)

## Scoping Provisions

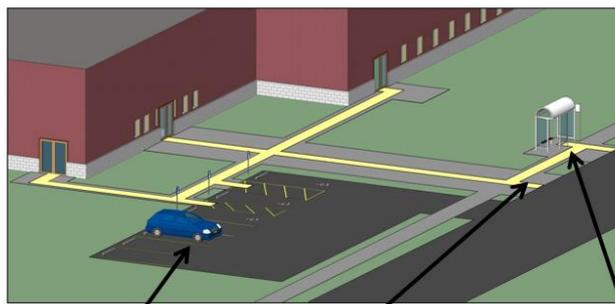
- required number, exceptions (206.2)
- location (206.3)
- entrances (206.4)
- doors (206.5)
- elevators (206.6)
- platform lifts (206.7)
- security barriers (206.8)



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# Accessible Routes (§206)

At least one accessible route to building entrances  
from site arrival points provided



**P** parking & passenger  
loading zones

 streets &  
sidewalks

 transportation  
stops

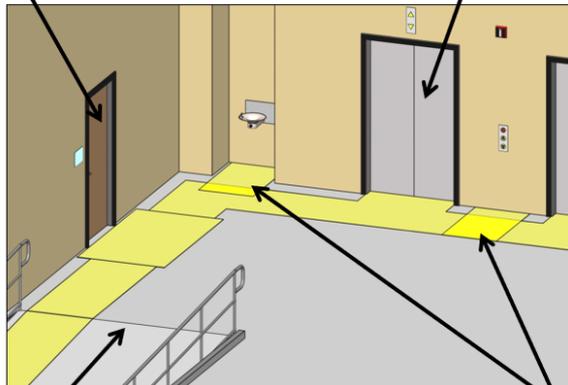
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# Accessible Routes

At least one AR must connect to:

each accessible room and space

each story (unless an exception applies)



each level on a floor required to be accessible

each accessible element

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## Route Location (§206.3)

Must coincide or be in same area  
as general circulation paths



If circulation path is  
interior, AR must be  
interior

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# Multi-Story Facilities (§206.2.3)

At least one accessible route must connect each story & mezzanine (unless an exception applies)



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## Exceptions

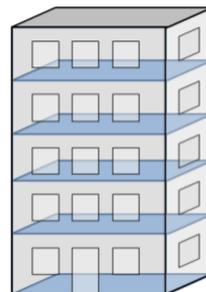
AR between floors (“elevator exception”)

Private sector facilities only:



less than 3 stories

OR



less than 3,000 sf/ flr)

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# Exceptions

Exception not allowed for:

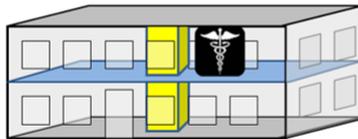
- Shopping centers/ malls with 5 or more sales or rental establishments)
- Professional offices of health care providers
- Terminal, depots, or stations used for public transportation
- Government Facilities



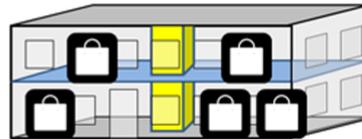
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# Exceptions

Accessible route required to upper story:



containing a health care facility

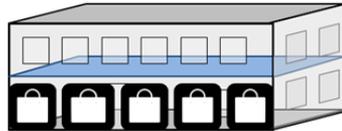
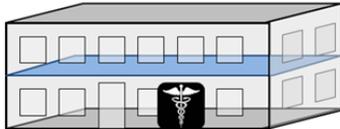


containing a sales/rental establishment (if facility contains at least 5 total)

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# Exceptions

**Accessible route not required to upper story without a health care facility or a sales/rental establishment**



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# Exceptions

**If facility qualifies for exception:**

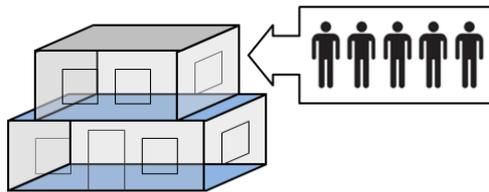
- **all other provisions still apply to stories & mezzanines not served by AR**
- **elevators provided anyway must fully comply (as standard or LULA)**
- **vertical access still may be required by state or local code**



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## Exceptions: Gov't Buildings

- Exception for public (government) buildings:
- 2 story only AND
- 1 floor has: no public space AND max.
- occupancy of 5



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## Kitchens & Kitchenettes



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## **Kitchens & Kitchenettes (§212)**

**Distinguishing between “kitchen” and “kitchenette” not necessary. Certain technical provisions & exceptions apply based on if:**

- **cooktop or conventional range is provided**
- **kitchen is part of dwelling unit**

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## **Kitchens & Kitchenettes**

**Kitchen with cooktop/ conventional range (non-residential):**

- **Clearance (U-shaped and Pass Through)**
- **Sinks**
- **Storage**
- **Appliances**



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# Kitchens & Kitchenettes

## Kitchen *without* cooktop/ conventional range (non-residential):

- Sinks - side approach allowed (606.2, Ex. 2)
- Storage
- Appliances



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# Kitchens & Kitchenettes

## Dwelling Unit Kitchen:

- Clearance (U-shaped or Pass Through)
- Sink\*
- Work Surface\*
- Storage
- Appliances



\* removable cabinetry allowed with conditions

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# Toilet & Bathing Facilities



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## Toilet & Bathing Facilities (§213)

In new construction, all toilet and bathing facilities must be accessible, except:

- portable units (5% min)
- clustered single user toilet rooms (50% min)



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# Clustered Toilet Rooms

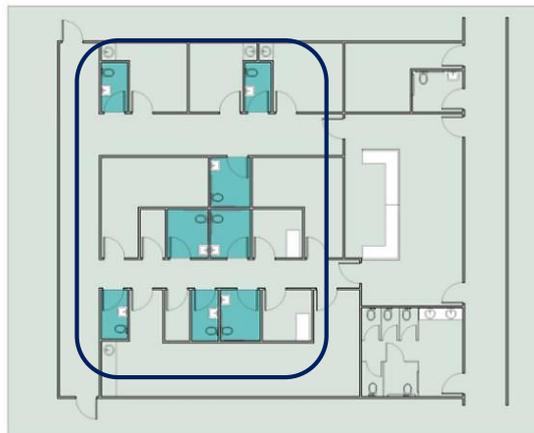
Access to at least 50% of single user toilet rooms clustered at 1 location & serving same users



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# Clustered Toilet Rooms

Clustered Toilet Rooms



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# Toilet Rooms New Construction

Unisex restrooms cannot substitute for access to provided multi-user rooms (except in certain alterations)



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# Bathing Facilities (§213)

In new construction, all bathing facilities must comply (except portable units - 5% min)



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# Bathing Facilities

At least one shower or tub required

- roll-in shower
- alternate roll-in shower
- transfer shower
- bathtub
- combination transfer/roll-in shower  
(required in some transient lodging rooms)



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## Transient Lodging (224)

A portion of accessible guest rooms must have roll-in showers (with folding seats)

Table 224.2 Guest Rooms with Mobility Features

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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# Signs

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## Signs (§216)

### Categories of signs:

- permanent room/space labels (tactile & visual)
- directional & informational (visual)
- required access symbols (visual)



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Elevators →



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# Tactile Signs

- Signs identifying “permanent” rooms & spaces:
- designations not likely to change over time (or without significant alteration of room/space)
- typically located at doorways



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# Tactile Signs

- room and floor numbers/letters
- room names
- labels for restrooms, locker rooms, cafeterias, libraries, conference rooms, mechanical rooms, and other permanent rooms/spaces
- doors at exit stairways, exit passageways, and exit discharge (label required) [§216.4]
- signs identifying rail stations/entrances [§810.6]



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# Visual Signs

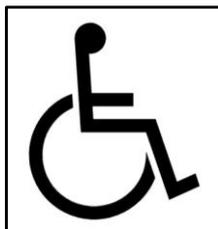
Required for signs providing direction to, or information about, interior spaces and facilities



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# Required Access Symbols

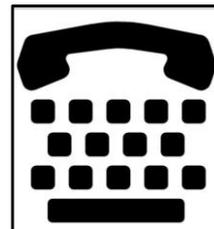
## International Symbols



Accessibility



Access for Hearing Loss

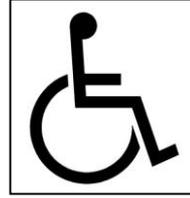


TTY

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## International Symbol of Accessibility

- entrances
- toilet and bathing rooms
- check-out aisles
- parking
- existing elevators



Not required where *all* are accessible

## Dining Surfaces

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## Dining Surfaces (§226)

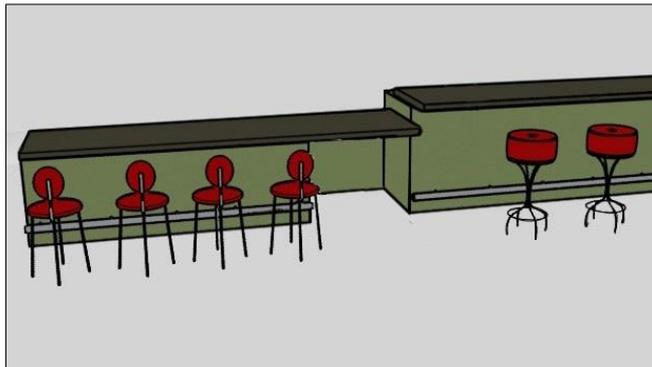
- at least 5% of *seating spaces* and *standing spaces* must comply
- dispersion throughout space or facility



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## Dining Surfaces

**Can accessible seating be provided at tables instead of at counters or bars?**



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## **Dining Surfaces**

**In general, yes provided that:**

- **The table seating is in the same area as the counter or bar**
- **Same service is provided**
- **Tables are fixed (if not, must be based on equivalent facilitation)**

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## **Sales & Service Counters**

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## Sales & Service Counters (§227.3)

- At least 1 of each type of counter
- Each type of function at a counter
- Dispersion where counters dispersed



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## Examples of Counters Covered

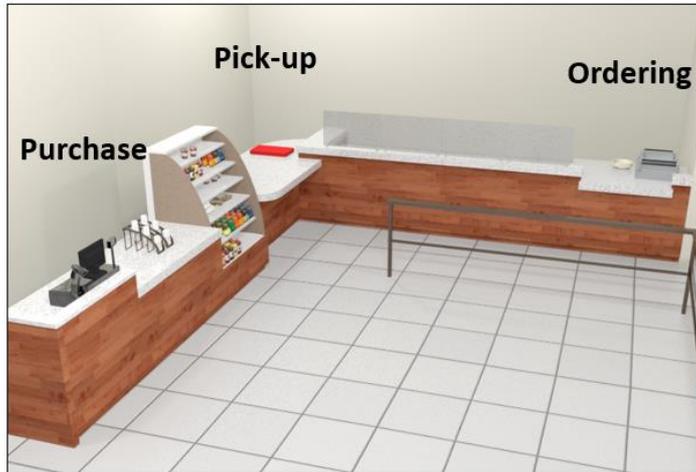
- sales counters (all kinds)
- reception & concierge counters
- information counters
- registration & check-in counters
- counters at ticket or service windows
- customer service counters
- ordering, pick-up & drop-off counters
- other types of service or sales counters  
(display/ exhibit counters covered only if they function as a sales/ service counter)



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# Minimum Number & Dispersion

Access to each type of counter



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# Interactive Transaction Machines (ITMs)

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## ATMs & Fare Machines (§220)

- At least 1 of each type at each location
- Speech output
- Braille instructions
- Privacy (ATMs)
- Operable parts
- Input controls & keys
- Display Screen



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## Other Types of ITMs

Point-of-sale, ticket kiosks, etc.

- Must comply as operable parts where fixed (§205)
- Communication access is important (but not addressed by the standards)

Vending machines covered  
(§228)



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# Areas of Sport Activity

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## Sports Facilities

- **Area of sport activity = portion of a room or space where the play or practice of sport occurs**
- **Accessible route the boundary of each area of sport activity (§206.2.2)**
- **Exempt from requirements for ground/floor surfaces (e.g., firm, stable, and slip resistant) (§302.1, Ex.)**



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## **Area of Sport Activity**

**Court Sports – Accessible route must connect to both sides of the court  
(§206.2.12)**



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## **Residential Facilities**

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## Residential Facilities (§233)

**Government owned/ operated housing covered:**



- **State and local governments (ADA)**
- **Federal gov't or federally funded (ABA)**

**Examples: public housing, student housing, employee housing, emergency housing, homeless shelters, halfway houses, etc.**

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## Residential Facilities

**Private Sector:**

**ADA covers residential facilities (or portions) that are places of public accommodation**

**Examples: social service establishments, dormitories, sales/ rental offices in residential facilities**



**FHA applies to most multi-family housing in private & public sectors (regardless of funding)**

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# Questions?

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## Technical Guides on the Standards

Available the Board's website



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**Next Session:**



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**Chapter 2: Scoping - Alterations**

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