

## Common Sources of Confusion in the ADA Standards

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## Session Agenda

- Application in New Construction
- Alterations
- Entrances & Doors
- Vertical Access
- Toilet Rooms
- Signs
- Interactive Transaction Machines
- Dining Areas and Bars

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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



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## 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)



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## 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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**What level of access is required for work areas?**



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## Employee Work Areas (§203.9)

### Minimum requirements:

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



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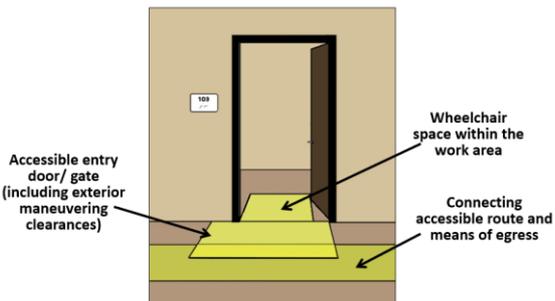
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## Employee Work Areas

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



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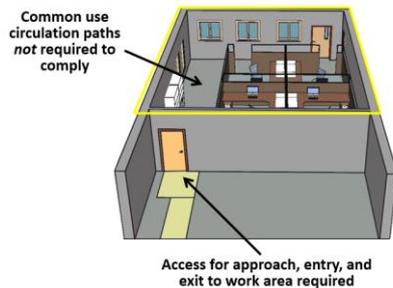
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## Employee Work Areas

### Less than 1,000 SF



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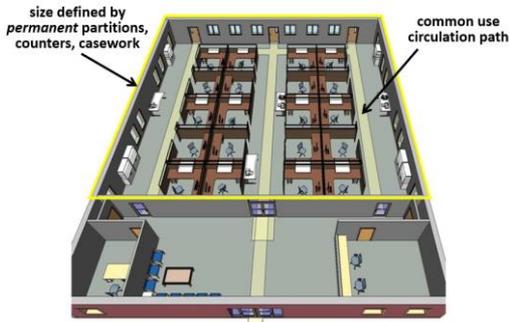
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## Employee Work Areas

1,000 SF or more in size



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## What is required in alterations?



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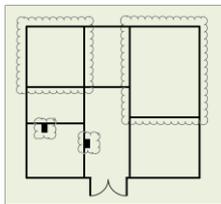
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## Alterations (§202.3)

*“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 does not cost more than 20%.

Compliance required up to the 20% limit

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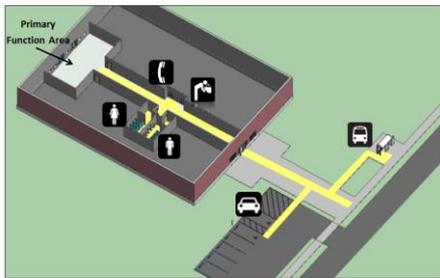
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## Alterations: Primary Function Areas (§202.4)



Required accessible path of travel

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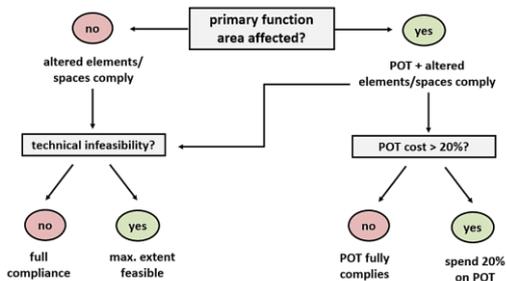
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## Alterations



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# Entrances & Doors

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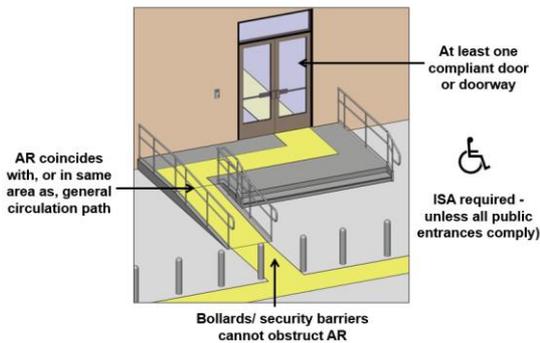
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## Entrances (§206.4)



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## International Symbol of Accessibility

ADA Standards don't recognize alternatives to ISA – departures must be based on “equivalent facilitation”



Original ISA (1968)  
Referenced in ADA Standards (§703.7.2.1)



Current ISA (2007)

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# Entrances

Exterior Doors: Automation Recommended



Required at GSA buildings  
(Public Building Service Standards)

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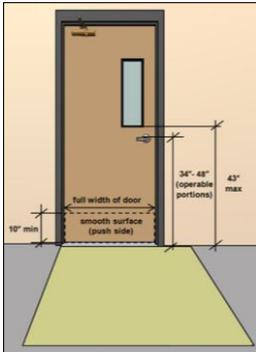
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# Doors, Doorways, Gates (§404)



- 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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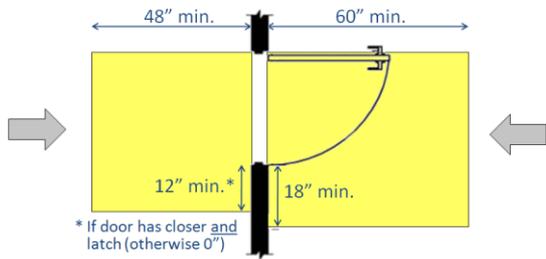
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## Maneuvering Clearances

### Forward Approach



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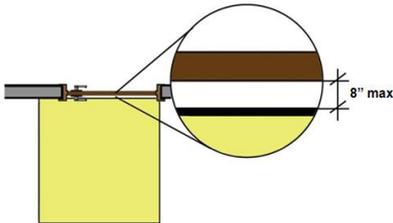
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## Maneuvering Clearances

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



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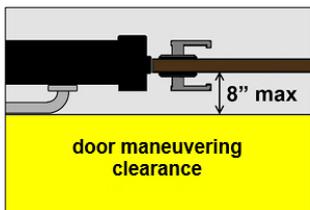
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## Maneuvering Clearances



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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# When is vertical access required between stories?



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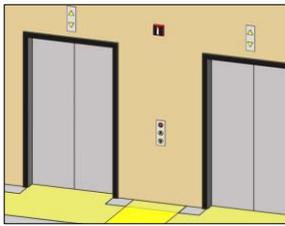
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## Multi-Story Facilities (§206.2.3)

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



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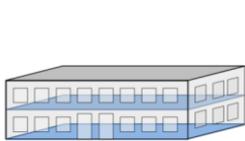
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## Exceptions (§206.2.3)

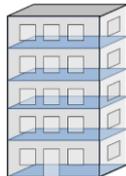
AR between floors (“elevator exception”)

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

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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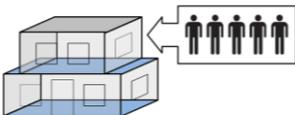
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## Exception: Gov't Buildings

Exception for public (government) buildings:

- 2 story only AND
- 1 floor has: no public space AND max. occupancy of 5



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## 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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What's the size of an accessible toilet room (single user)?



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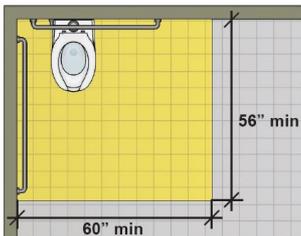
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## Toilet Rooms

Water Closet Clearance



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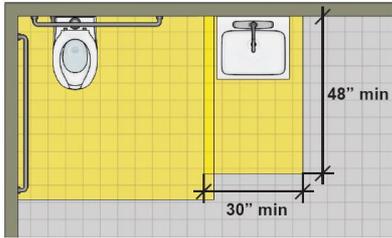
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## Toilet Rooms

Lavatory cannot overlap toilet clearance  
(except in dwelling units)



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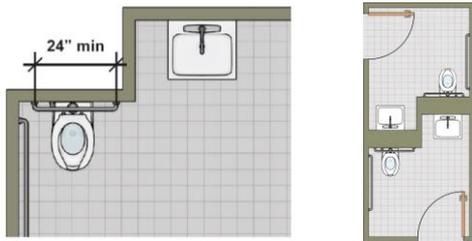
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## Toilet Rooms

Recessed Lavatory  
(shorter rear grab bar allowed)



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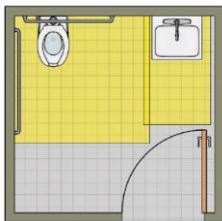
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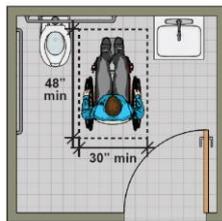
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## Toilet Rooms

Doors (single user toilet room)



Keep swing outside fixture clearances or ...



... provide unobstructed clear floor space (30" x 48" min.) outside swing (location not specified)

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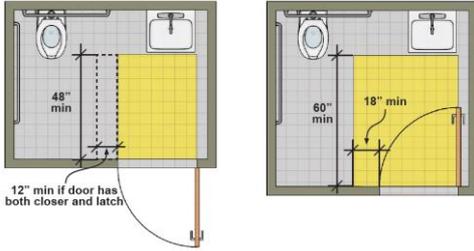
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## Toilet Rooms

### Door maneuvering clearance (interior)



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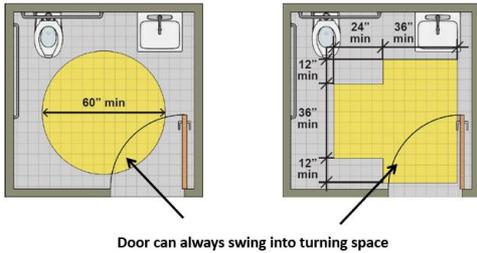
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## Toilet Rooms

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



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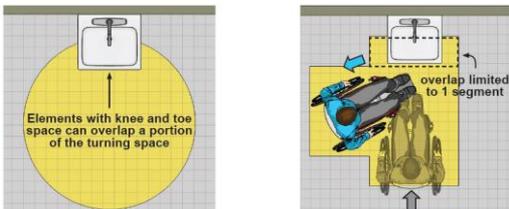
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## Toilet Rooms

### Permitted overlap of turning space



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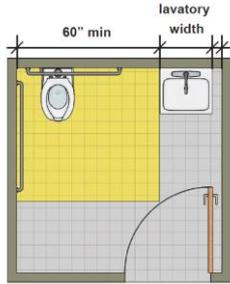
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## Toilet Rooms

Approximate Dimensions: Width



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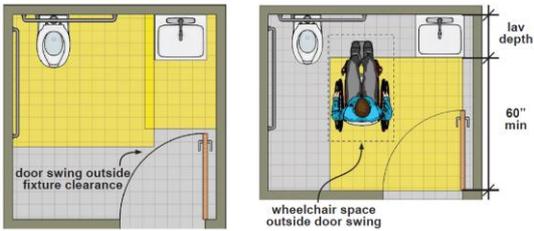
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## Toilet Rooms

Approximate Dimensions: Depth (in-swinging door)



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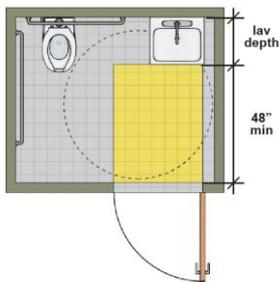
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## Toilet Rooms

Approximate Dimensions: Depth (out-swinging door)



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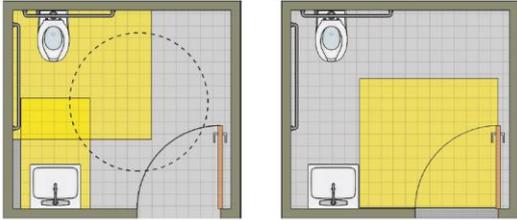
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## Toilet Rooms

The requirements apply to all types of layouts



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## Toilet Rooms

Clustered Single User Toilet Rooms  
(50% scoping for each type)



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Which signs must  
be tactile?



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## Signs (§216)

permanent room/space labels (tactile & visual)



directional & informational signs (visual)



required access symbols (visual)



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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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# How is access addressed to Interactive Transaction Machines?



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## ATMs and Fare Machines (§220)

Access to 1 of each type at each location

- clear floor space
- operable parts & input controls
- speech output
- display screen
- Braille instructions (for speech mode)



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## Other Types of ITMs



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

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## What level of access is required at bars and dining counters?



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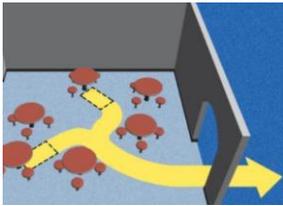
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### Dining & Work Surfaces (§226)

- Access to at least 5% of seating & standing spaces
- Accessible route to all dining areas (§206.2.5)
- Dispersion within space/ facility required



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### Dining & Work Surfaces

- Scoping applies to both counter/bars (“standing spaces”) and table seating provided
- 5% does can be applied to combined total of both types (instead of separately for each)
- Dispersion



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## Dining & Work Surfaces

Providing access to tables instead of counters/bars may be possible *if*:

- Located in same room/ area
- Equal level of service/ experience provided
- Table seating is fixed (otherwise, must rely on equivalent facilitation)



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# Questions?

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## Technical Guides on the Standards

Available on the Board's website



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Additional Sessions are scheduled for the ADAOnline2020 Program through July 2020

View/register on-line at: [www.adaonline2020.org](http://www.adaonline2020.org)

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