Common Sources of Confusion in the ADA Standards

Session Agenda

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

Which rooms and spaces must comply in new construction?
New Construction (§201)

All areas must comply except:

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

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)

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

What level of access is required for work areas?
**Employee Work Areas (§203.9)**

**Minimum requirements:**

- “approach, entry, & exit”
- circulation paths (in areas ≥ 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*

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ADAOnline2020 Webinar Series
Common Sources of Confusion in the ADA Standards
June 18, 2020
Employee Work Areas
1,000 SF or more in size

What is required in alterations?

Alterations (§202.3)

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

Alterations

“If full access isn’t guaranteed in an alteration, what’s the use?”

Consider that:

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

- altered elements/spaces comply
- POT + altered elements/spaces comply
- POT fully complies
- full compliance
- technical infeasibility
- max. extent feasible
- POT cost > 20%
Entrances & Doors

Entrances (§206.4)

At least one compliant door or doorway

AR coincides with, or in same area as, general circulation path

ISA required - unless all public entrances comply

Bollards/ security barriers cannot obstruct AR

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)
Entrances
Exterior Doors: Automation Recommended

Required at GSA buildings (Public Building Service Standards)

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)

Maneuvering Clearances
Minimum space for positioning/maneuvering at doors
Maneuvering Clearances
Forward Approach

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

Besides thick walls and recessed doors, the 8” max. offset can accommodate other elements, such as handrails/ guardrails, thick base moulding, etc.
When is vertical access required between stories?

Multi-Story Facilities (§206.2.3)

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

Exceptions (§206.2.3)

AR between floors ("elevator exception")

Private sector facilities only:

- Less than 3 stories OR
- Less than 3,000 sf/ flr
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

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

Exception: Gov’t Buildings
Exception for public (government) buildings:
• 2 story only AND
• 1 floor has: no public space AND max. occupancy of 5
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

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

Toilet Rooms

Water Closet Clearance

60” min

56” min
Toilet Rooms
Lavatory cannot overlap toilet clearance (except in dwelling units)

Toilet Rooms
Recessed Lavatory
(shorter rear grab bar allowed)

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)
**Toilet Rooms**

**Door maneuvering clearance (interior)**

- 12" min if door has both closer and latch.

**Turning Space: 60" diameter circle or “T” shaped space**

- Door can always swing into turning space.

**Permitted overlap of turning space**

- Elements with knee and toe space can overlap a portion of the turning space.

**Permitted overlap limited to 1 segment.**
Toilet Rooms
Approximate Dimensions: Width

Toilet Rooms
Approximate Dimensions: Depth (in-swinging door)

Toilet Rooms
Approximate Dimensions: Depth (out-swinging door)
Toilet Rooms
The requirements apply to all types of layouts

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

Which signs must be tactile?
Signs (§216)
permanent room/space labels (tactile & visual)

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Room</td>
<td>Room</td>
<td>Ballroom</td>
</tr>
</tbody>
</table>

Directional & informational signs (visual)

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Elevators</td>
<td>Notice</td>
<td>Visitors must sign in</td>
</tr>
</tbody>
</table>

Required access symbols (visual)

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Handicapped</td>
<td>Phone</td>
<td>Hearing</td>
</tr>
</tbody>
</table>

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

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]
How is access addressed to Interactive Transaction Machines?

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)

Other Types of ITMs

- Must comply as operable parts where fixed
- Communication access is important (but not addressed by the standards)
What level of access is required at bars and dining counters?

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

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
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)

Questions?

Technical Guides on the Standards
Available on the Board’s website
Additional Sessions are scheduled for the ADAOnline2020 Program through July 2020

View/register on-line at: www.adaonline2020.org