



ADA Standards Part 1

Agenda

- Access onto Sites
- Entrances & Doors
- Spaces Covered
- Operable Parts & Elements
(Chapters 1 – 5)

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

Accessible Routes (§206)

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



- parking & passenger loading zones
- streets & sidewalks
- transportation stops

Parking Spaces (§208)

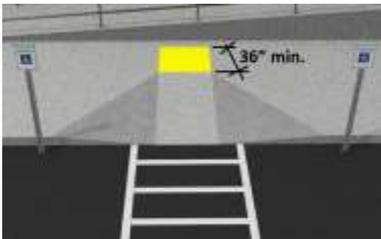
AR must connect to access aisles at accessible parking spaces



Recommended: connect AR to front of aisle to prevent travel behind parked cars

Curb Ramps (§406)

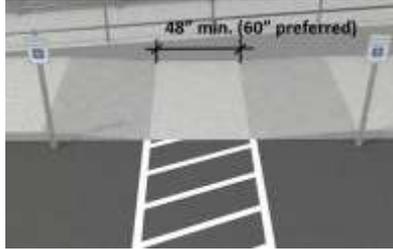
Landing 36" deep min. required at top of curb ramps in new construction



Curb ramps cannot protrude into access aisle

Curb Ramps: Parallel

Parallel curb ramps can be used where top landing space is unavailable



Where are detectable warnings required?



Detectable Warnings

Required on curb ramps at:

- Transit facilities (DOT standards – 406.8)
- FHwy funded projects
- Public sidewalks (recommended – new ROW guidelines will address)



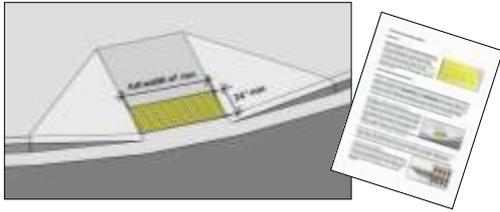
Not required on curb ramps at other facilities or hazardous vehicular areas

Required on rail station boarding platforms



Detectable Warnings

Revised specifications for location at curb ramps



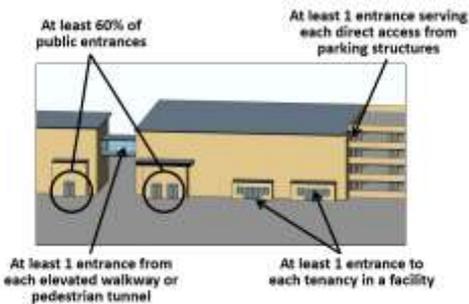
ROW guidelines will provide further guidance (e.g., placement at blended transitions)

DW Update on Board's website

Entrances

Entrances (§206.4)

Minimum Number

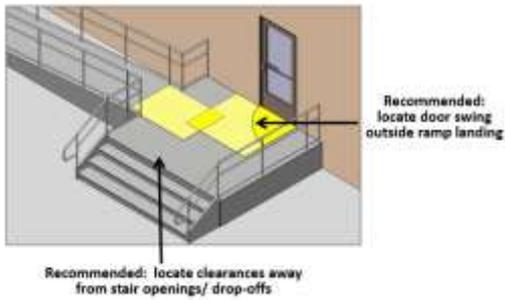


Entrances



Entrances

Landings must accommodate door man. clearances



Entrances

Exterior Doors: Automation Recommended



Required at GSA buildings
(Public Building Service Standards)

Which rooms and spaces must comply?

New Construction (§201)

All areas must comply except:

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

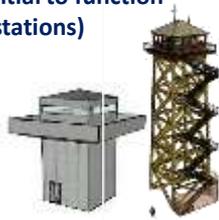
General Exceptions (§203)

- 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)

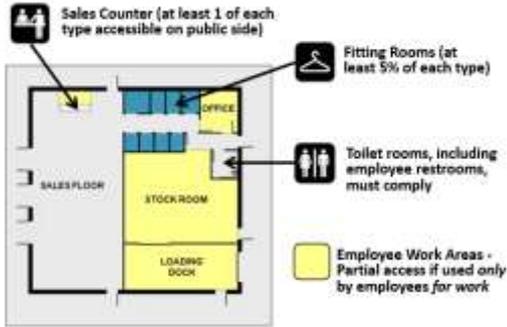


General Exceptions

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

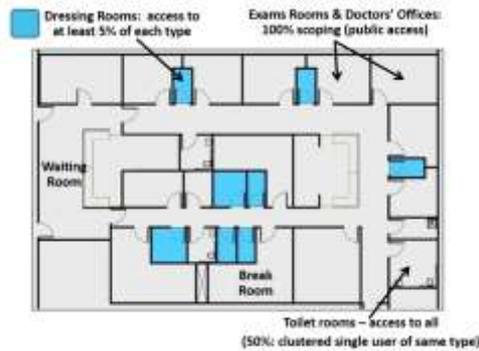


Example: Retail Facility



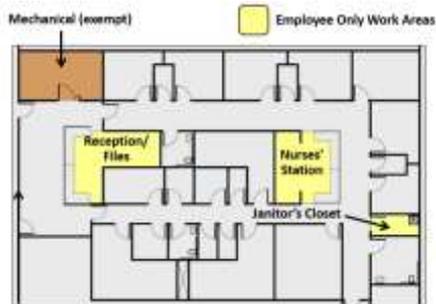
Example: Medical Care Suite

Public & Common Use Areas: Full Access



Example: Medical Care Suite

Employee Work Areas & Exempt Spaces



What level of access is required for work areas?

Employee Work Areas (§203.9)

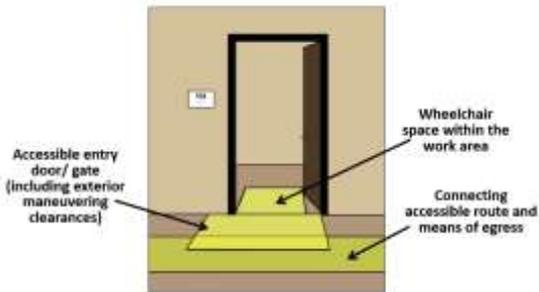
Minimum requirements:

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



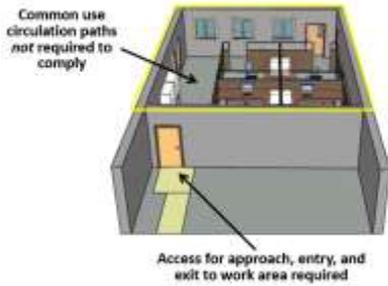
Employee Work Areas

Access for “approach, entry, & exit”



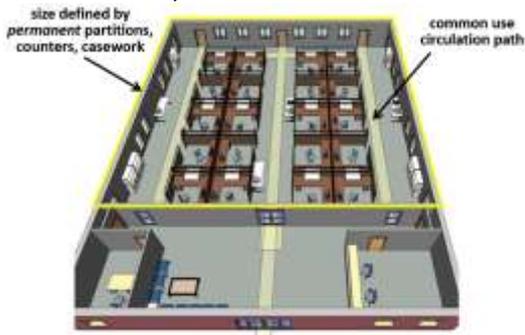
Employee Work Areas

Less than 1,000 SF



Employee Work Areas

1,000 SF or more in size

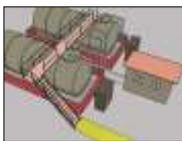


Employee Work Areas (§206.2.8)

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

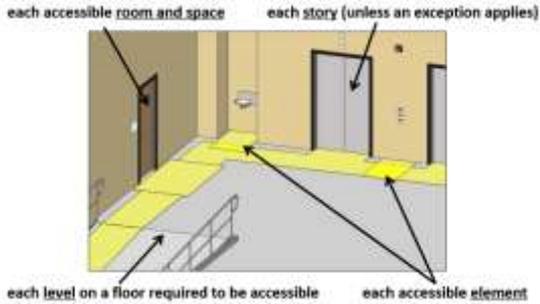
Exempt:

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



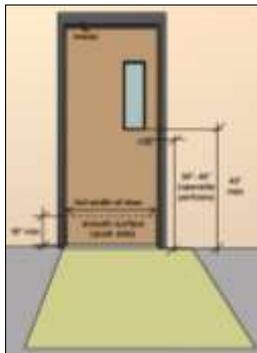
Accessible Routes

Must connect to:



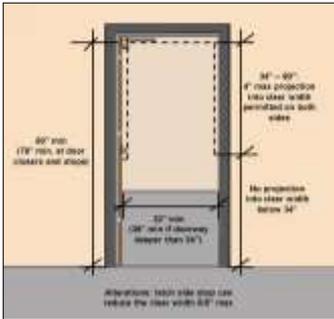
Doors, Doorways, and Gates

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)

Doors, Doorways, Gates



Limited projections into door clear width

Hardware height: 34" - 48"

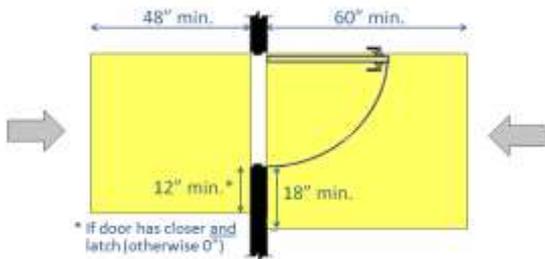
Maneuvering Clearances

Minimum space for positioning/
maneuvering at doors



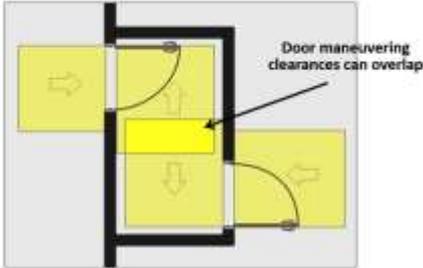
Maneuvering Clearances

Forward Approach



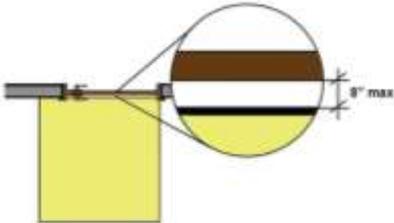
Maneuvering Clearances

Required at each accessible door based on approach & swing



Maneuvering Clearances

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



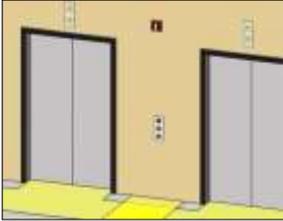
Maneuvering Clearances



8" max. offset from face of door

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

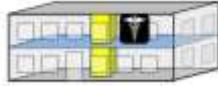
Exception not allowed for:

- 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

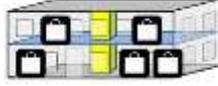


Exceptions

Accessible route required to upper story:



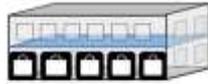
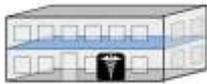
containing a health care facility



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

Exceptions

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



Exceptions

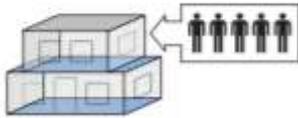
If facility qualifies for exception,

- 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.

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 an elevator



 Additional conditions for restaurants & cafeterias

Exceptions

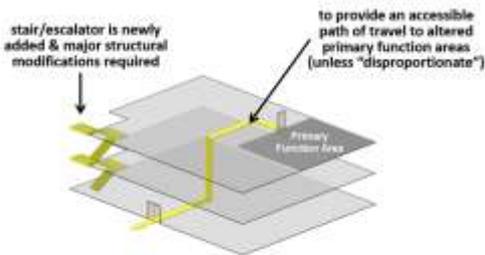
Additional exceptions:

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



Alterations: Vertical Access

An accessible routes between stories is required where:



Note: All vertical access exceptions allowed in new construction apply fully to alterations

Operable Parts & Elements

Operable Parts (§205)

Examples



Exempt: floor receptacles and operable parts used only by service or maintenance personnel

Operable Parts (§309)

- Operability
- Reach range
- Clear floor space
- AR connection



Reach Ranges (§308)

Side reach range reduced:

48" – 15"

(same as forward reach)



Clear Floor Space (§305)

Forward Approach



- Required at:
- dining/ work surfaces
 - drinking fountains
 - lavatories & most sinks

Side Approach

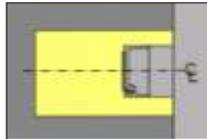


- Allowed at other elements
(including sales/service
counters), specified for:
beds & most appliances

Clear Floor Space

Centering the space is often advisable, but is only required at:

- drinking fountains
- kitchen work surfaces
- washers and dryers (side approach)



Clear Floor Space (§306)

Forward Approach: Objects with knee/toe clearance can overlap a portion of the space (required at some elements, e.g. DFs & lavs)



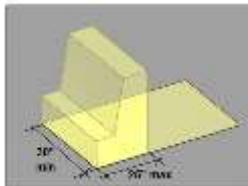
Toe space (9" high min.):
Max. depth 6"



Knee & Toe Space:
Max. depth 25"

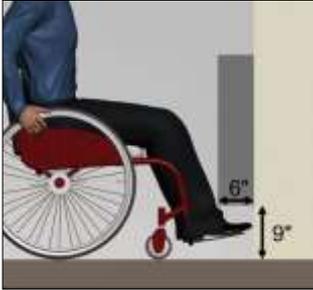
Clear Floor Space

Knee/toe specifications allow space for plumbing, enclosures, and supports



No object can protrude into min. clearances (other than dip of overflow at lavs & sinks)

Knee & Toe Space



Toe space

Knee & Toe Space



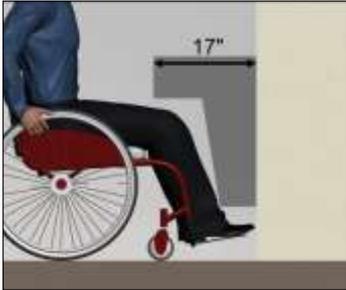
Beyond toe space, clearance increases from 9" to 27" min. high over 3" span (6:1 slope)

Knee & Toe Space



Knee Space (8" deep min. where knee space required)

Knee & Toe Space



Required knee & toe space must be at least 17" deep

Knee & Toe Space



Additional depth must provide clearance for knees (27" high min.)

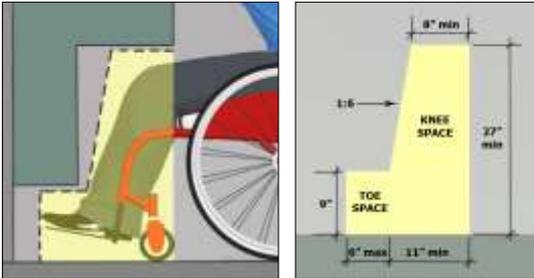
Knee & Toe Space



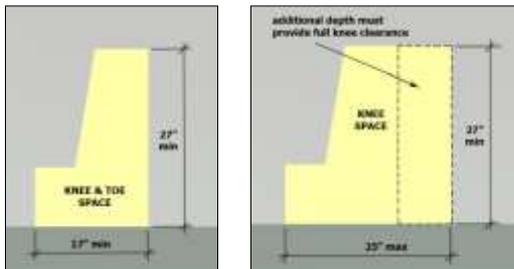
Space beyond 25" depth can exist but is not usable

Knee & Toe Space (§306)

Knee and Toe Clearances



Knee & Toe Space



17" min. depth at DFs, lavs, sinks, dining/work surfaces

25" max. depth (all elements)

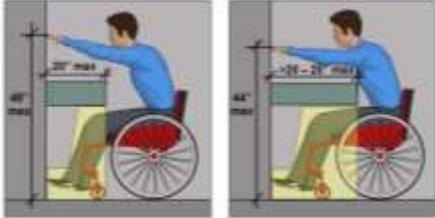
Knee & Toe Space

Knee/ toe space must equal or exceed the reach depth over obstruction



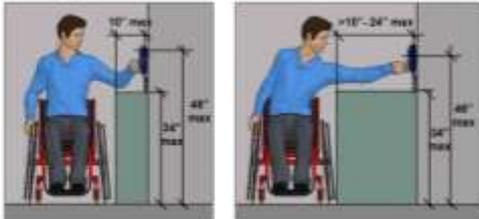
Reach Range (§308)

Forward reach depth over obstruction limited to 25"
(max. height reduced to 44" when depth exceeds 20")



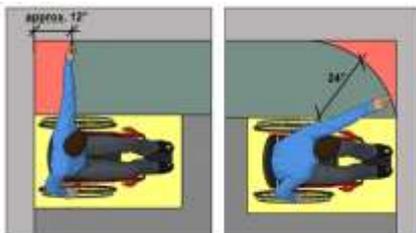
Reach Range

Side reach depth over obstruction limited to 24"
(max. height reduced to 46" when depth exceeds 10")



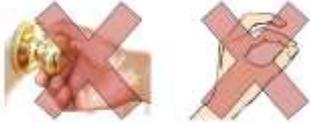
Reach Range

Elements in corners can be hard to reach (side approach)
Recommendation: locate away from corners where possible or within reach radius



Operability

- 1 hand operation
- no tight grasping, pinching, twisting of wrist
- 5 lbf max.



Operability

Closed fist operation = good, but not mandatory
Many other types comply (e.g., U-shaped pulls)



Operability

Recommended:

- buttons - raised/flush (not recessed)
- no simultaneous action/ movement
- hand or finger dexterity not required



Not required to comply: non-fixed portions
(e.g., keys, access cards)



Technical Guides on the Standards

Available on the Board's website



Questions?



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