Using the ADA and ABA Standards Series: Chapter 5: General Site and Building Elements

Access Board Presenters

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Agenda

• Parking Spaces
• Passenger Loading Zones
• Stairways
• Handrails
• Common Confusion
• Questions

Parking Spaces
Scoping Requirements (§208)
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

Accessible Parking Scoping

• Applies to both public/ customer parking and employee parking
• Calculated on a facility-by-facility basis
• A “parking facility” can be a parking lot, a parking floor within a building, or a stand-alone parking structure
### Accessible Parking Scoping

#### Minimum Number of Accessible Spaces

<table>
<thead>
<tr>
<th>Parking Facility Total</th>
<th>Standard</th>
<th>Van*</th>
<th>Total (Standard + Van)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 - 25</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>26 – 50</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>51 – 75</td>
<td>2</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>76 – 100</td>
<td>3</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>101 – 150</td>
<td>4</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>151 - 200</td>
<td>5</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td>201 – 300</td>
<td>5</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>301 – 400</td>
<td>6</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>401 – 500</td>
<td>7</td>
<td>2</td>
<td>9</td>
</tr>
<tr>
<td>501 – 1000</td>
<td>[Total – van]</td>
<td>*</td>
<td>2 percent of total</td>
</tr>
<tr>
<td>1001 – and over</td>
<td>[Total – van]</td>
<td>*</td>
<td>20, plus 1 for each 100, or fraction thereof, over 1000</td>
</tr>
</tbody>
</table>

* at least 1 of every 6 accessible spaces or fraction of 6
Accessible Parking Scoping

Van Accessible Spaces

• 1 van space for every 6 accessible spaces required
• There will always be at least one van space required

Scoping Example
Accessible Parking Scoping
Scoping Example

Total Accessible Spaces = 8, not 5

- Outpatient Facilities in Hospitals: 10% of spaces
- Rehabilitation & Outpatient Physical Therapy Facilities: 20%
- Doctor’s Offices, Clinics, and other medical facilities: use table
- Multiple use facilities: 10% or 20% scoping can be applied only to the portion of visitor/patient spaces serving areas subject to the higher scoping
Accessible Parking Scoping

Residential Facilities

- Resident Parking: at least 1 space for each mobility accessible dwelling unit (where each dwelling unit has its own space)
- Additional Resident Parking (where parking exceeds a 1 to 1 ratio): 2% of additional parking
- Non-Resident Parking: use table

Accessible Parking Scoping

Location of Parking Space

- On shortest accessible route to accessible entrance
- On shortest accessible route to entrance to parking facility
- Dispersed to multiple accessible entrances
Accessible Parking Scoping

Location of Parking Space

- Exception for vans in multi-level parking structures
- Exception allows placement in a different location if “substantially greater or equivalent accessibility is provided”
Accessible Parking Scoping

Location of Parking Space

Residential facilities:

• Spaces must be provided on shortest accessible route to the dwelling unit they serve

• Required to be dispersed through all types of parking provided to residents (lots, carports, etc.)

Parking Alterations

Standards apply based on:

• Planned scope of work
• Technical infeasibility
• Primary function areas/path of travel
Parking Alterations

“Technical Infeasibility” = Existing physical/site constraints that prohibit compliance

*Example*: removing parking space to create van access aisle conflicting with minimum zoning requirements

Where renovation is more extensive, technical infeasibility is less likely
Parking Alterations

Technical Infeasibility

• Determined case-by-case
• Based on existing constraints/conditions and scope of work
• Compliance required to the maximum extent feasible

Parking Spaces

Technical Requirements (§502)
**Vehicle Space**

Measurement taken to Center Line of marked lines

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**Access Aisle**

Parking Space Access Aisle
Van parking spaces shall be permitted to be 96 inches wide minimum where the access aisle is 96 inches wide minimum.

Access Aisle Markings
Guidelines Require

• “marked so as to discourage parking in them”
• Standards do not specify the type of marking
• Specific requirements may be a function of local code for regulating parking
Access Aisle Markings

Access Aisle

- Cannot overlap vehicle way
- Can be shared by two vehicle spaces
- Can be on either side of vehicle space except where angled parking is provided - requiring the aisle to be located on the passenger side of van spaces
Access Aisle
Curb Ramp Clearance

Recommendation:
Provide access aisle for vans on the passenger side so that drivers do not have to back into the space
Vertical Clearance for Vans

Vans requires at least 98" of vertical clearance

Minimum clearance applies to vehicular route from entrances to van spaces
Vehicle Overhang

Vehicle overhang cannot reduce minimum width of accessible route

Parking Meters and Pay Stations

Forward or Side Approach

Operable Parts

48” max

15” min
Parking Space Signs

- International Symbol of Access required to designate and reserve accessible spaces
- 60 inches minimum to bottom of sign
- “Van Accessible” added for van spaces
- Exception: sign not required where 4 or fewer spaces are provided on a site

Parking Space Signs

Sign Height

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Chapter 5: General Site and Building Elements
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Parking Space Signs
Sign Height

Passenger Loading Zones
Scoping Requirements (§209)
Technical Requirements (§503)
Passenger Loading Zones
Scoping

- At least one entrance to medical care & long-term care facilities
- Valet parking facilities
- Mechanical access parking garage vehicle drop-off & pick-up areas

Passenger Loading Zones
Scoping (cont.)

- For all other facility types: Where Provided
- Requires one accessible zone for every 100 linear feet of loading zone space
**Loading Zone Vehicle Space**

- Vehicle pull-up space must be at least 20’ long (8’ minimum width)
- Standards do not define length of loading zone
- At least one accessible passenger loading zone every continuous 100 linear feet of loading zone space

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**Loading Zone Access Aisle**

Figure 503.3
Passenger Loading Zone Access Aisle
Loading Zone Access Aisle

Loading Zone Vertical Clearance
Stairs

Scoping Requirements (§210)
Technical Requirements (§504)

Stairs Scoping

Interior and exterior stairs that are part of a required means of egress must meet the Standards.

Compliance is not required for monumental stairs and other stairs if they are not part of a required means of egress.
**Stairs Scoping**

Stairs that are part of an exit discharge or other components of a means of egress must comply.

In alterations, stairs between levels that are connected by an accessible route (e.g., ramp or elevator) are not required to meet the Standards, but handrails must comply when stairs that are part of a means of egress are altered (§210.1, Ex. 2).

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**Treads and Risers**

**Uniform Tread and Risers**

- **Tread Depth:** 11 inches min.
- **Riser Height:** 4-7 inches

No open risers
**Stair Nosings**

**Tread Edge Radius**

radius \( \frac{1}{2} \)” max

The radius of curvature at the leading edge of the tread must be \( \frac{1}{2} \)” max.

**Angled Riser**

30° max

Risers can slope under the tread at an angle not exceeding 30° from vertical.

**Curved or Beveled Nosing**

1½” max

Nosings cannot project more than 1½” over the tread below, and the underside of the leading edge of the nosing must be curved or beveled.

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**Handrails**

Technical Requirements (§505)
Handrail Location

Stairs

• Handrails are required on both sides of stairs.

• Must be continuous within the full length of each stair flight.

• Inside handrails on switchback or dogleg stairs must be continuous.

Handrail Location

Ramps

• Handrails are required on both sides of ramps (> 6 inches elevation change).

• Must be continuous within the full length of each ramp run.

• Inside handrails on switchback or dogleg ramps must be continuous.

• Curb ramps are NOT required to have handrails
Handrail Location

Assembly Facility Exemptions

Exception allows handrail on one side

Exception allows non-continuous handrail

Handrails

- Top of gripping surfaces between 34 min. and 38 max. inches vertically above:
  - stair nosings
  - ramp surfaces
  - and walking surfaces.
- Handrails shall be at a consistent height above the same surfaces
**Handrails**

- Handrails can have circular or non-circular cross-sections with rounded edges.
- The gripping surface and adjacent surfaces must be free of abrasive or sharp elements.

- Non-circular cross sections must meet perimeter and cross-section dimensions requirements.
- Wall-mounted handrails with leading edges higher than 27” cannot protrude more than 4½” into circulation paths (§307.2).
Handrails

Extensions

- Extensions 12 inches min. (in the same direction of travel) are required at the top and bottom of runs.
- Except for inside rail of switchback ramps.

Handrail Extensions

Top

- Top handrail extensions at stairways must extend 12” min. horizontally above the landing beginning directly above the first riser nosing.
- Or be continuous to the handrail of an adjacent stair flight.
Handrail Extensions

Bottom

• Bottom handrail extensions at stairways must extend beyond the last riser nosing at the slope of the stair flight for a distance at least equal to one tread depth.

• Or be continuous to the handrail of an adjacent stair flight.

Handrail Extensions

Return to guard

Return to Wall

Return to Floor

In alterations: full handrail extensions are not required where they would project into circulation paths and pose a hazard.
Questions?

You May Type and Submit questions in the Chat Area Text Box or press Control-M and enter text in the Chat Area

Technical Guides on the Standards
Available on the Board’s website
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Course Number: GL20200604
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Questions will be addressed at the conclusion of this presentation.
Thank you for participating in today’s webinar

Next session: July 2, 2020

Using the ADA and ABA Standards Series: Chapter 6: Plumbing Elements and Facilities

2:30 pm – 4:00 pm EST

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