Using The ADA and ABA Standards Series:

Chapter 8: Part One

Presenters

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Agenda

**Special Rooms, Spaces, and Elements:**

- wheelchair spaces, companion seats, and designated aisle seats in assembly areas,
- dressing, fitting, & locker rooms,
- kitchens & kitchenettes, and
- transient lodging guest rooms

Assembly Areas

Scoping: 221
Technical Requirements: 802
Wheelchair Spaces (221.2)

<table>
<thead>
<tr>
<th>Total Seating</th>
<th>Minimum Wheelchair Spaces</th>
</tr>
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<tbody>
<tr>
<td>4 to 25</td>
<td>1</td>
</tr>
<tr>
<td>26 to 50</td>
<td>2</td>
</tr>
<tr>
<td>51 to 150</td>
<td>4</td>
</tr>
<tr>
<td>151 to 300</td>
<td>5</td>
</tr>
<tr>
<td>301 to 500</td>
<td>6</td>
</tr>
<tr>
<td>501 to 5000</td>
<td>6 + 1 for each 150 over 501</td>
</tr>
<tr>
<td>5001 and over</td>
<td>36 + 1 for each 200 over 5000</td>
</tr>
</tbody>
</table>

- Required in assembly areas with fixed seating

Wheelchair Spaces (221.2)

- Luxury box, club box, and suite (stadiums/arenas/grandstands) – table applied to each
- Other boxes – table applied to total, 20% min. dispersion
Wheelchair Spaces (221.2)

Wheelchair Spaces (221.2)

• Required in each balcony or mezzanine
• on an accessible route

Lawn Seating and Exterior Overflow Seating

Lawn Seating and Exterior Overflow Seating
Wheelchair Spaces (221.2 & 802)

- Size based on approach
- No changes in level > 1:48 slope

Width

(a) single space

(b) two spaces
Wheelchair Spaces
Integral part of seating plan
Cannot overlap circulation paths or accessible routes

Aisle v. Aisle Accessway
Wheelchair Spaces

• Horizontal (side-to-side) dispersion
• Vertical (front-to-back) dispersion: varying distances from the screen, performance area or playing field

Wheelchair Spaces

• Dispersion required around the field of play or performance area
Wheelchair Spaces

Sightlines over seated

Sightlines over standing spectators

Companion Seats (221.3 & 802)

- At least one per WC space
- Shoulder alignment
- Same elevation as WC space
- Equivalent size, quality, comfort, and amenities of nearby seating
- Can be movable
Designated Aisle Seats (221.4 & 802)

• 5% min. of aisle seats
• Closest to accessible route
• Folding/ retractable armrests on aisle side (if seats in immediate area have armrests)
• Sign or marker

Assistive Listening Systems (219)

• Required in each assembly area where:
• audible communication integral to use of space and audio amplification provided
• plus ALL courtrooms
Performance Areas

Direct connection

Temporary facilities

Bleachers

WC spaces can be provided only in rows at points of entry
Wheelchair Space

Social Stairs
Dressing, Fitting, & Locker Rooms

Scoping: 222
Technical Requirements: 803

- Access to at least 5% of each type of locker, in each cluster
- Clear floor space
- Turning space
- Door swing
- Elements within reach range
- Operable parts
- Accessible changing bench
Dressing/ Fitting/ Locker Rooms

Door may swing into turning space (if wheelchair space beyond swing)

What benches are required to comply with 903?
[Changing] Benches (903)

Size: (42” min. long, 20” – 24” deep)

clear floor space (parallel-short axis)

Benches

• Back support
Kitchens and Kitchenettes

Scoping: 212
Technical requirements: 804

“A room or area where food is prepared and cooked”

What is a kitchen or kitchenette?

- Cooktop, range, oven
- Microwave?
- Toaster oven?

- Residential kitchen
- Common use kitchen
- Commercial kitchen (work kitchen - ABA)
- Classroom kitchen
- Kitchenettes
- Breakrooms, employee lounges, coffee stations?
Technical Requirements for Kitchens

- Clearance between all opposing base cabinets, counter tops, appliances, or walls
- Kitchen work surface
- Sinks
- Storage (cabinets)
- Appliances
- Turning space
- Clear floor space

Clearances

Kitchen layout:
- U-shaped
- Pass-through

Exception:
Spaces that do not provide a cooktop or conventional range
Work Surface (804.3)

- 30 inches wide minimum
- Forward approach with knee and toe clearance
- Adjacent to oven

Knee & Toe Space

Knee/toe space is required in kitchens at:
- sinks
- work surfaces in residential dwelling units

Exception for removable base cabinets in residential kitchens
Kitchen Sinks

Forward approach, knee and toe clearance required (§306)

Parallel approach: Allowed in wet bars, and where no cooktop or range is provided (§606.2)

Kitchen Storage

• At least 50% of kitchen shelf space must comply and be within accessible reach range
Obstructed Side Reach

- 46” high max. if reach depth exceeds 10”
- Side Reach depth: 24 inches max (including outlets and switches above counters)
- Recommendation: locate switches on a panel at the front of cabinets

Side Reach

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

Cooktop or Range

- Forward or side approach access
- Where knee and toe space is provided, the underside of the cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock.
- Controls cannot require reaching across burners
Cooktop or Range

- Where a parallel approach is provided, clear floor space is recommended to be centered
- When range is positioned at a corner, it should be pulled away from the corner to allow better reach to all areas of the range

Oven

- Kitchen work surfaces required adjacent to the oven
  - Side hinged ovens: kitchen work surfaces on latch side
  - Bottom hinged oven: adjacent to one side of the oven door
- Oven controls on front panel
  - Operable part within reach range
Dishwashers

- “Clear floor or ground space shall be positioned adjacent to the dishwasher door. The dishwasher door, in the open position, shall not obstruct the clear floor or ground space for the dishwasher or the sink.”
- The clear space for the sink can be used for the dishwasher. This configuration provides for the most convenient use.

Refrigerator/Freezer

- Clear floor space positioned for a parallel approach to the space dedicated to a refrigerator/freezer with the centerline of the clear floor or ground space offset 24” max from the centerline of the dedicated space
- Combination refrigerator/freezer:
  - At least 50% of the freezer space 54” max above the finish floor or ground.
Transient Lodging Guest Rooms

Scoping: 224
Technical requirements: 806

Scoping Requirements

**Transient lodging scoping requirements in §224**

- Guest rooms with mobility features
  - transfer shower/accessible tub, roll-in shower/alternate roll-in shower
- Guest rooms with communication features
- Overlap of mobility and communications rooms: At least 1, and no more than 10%
- Disperse among the classes of guest rooms to allow choices comparable to those provided to other guests
  - Prioritize by guest room type, number of beds, and amenities.
- Other guestroom doors must provide 32” min clear width

**Other elements and spaces found in transient lodging:**

- Service counters, swimming pools, gyms, locker rooms, saunas, restaurants, parking, passenger loading zones, areas of sport activity, assistive listening systems, etc.
Guest rooms with mobility features

- Living and dining areas shall be accessible
- Exterior spaces, including patios, terraces and balconies, that serve the guest room shall be accessible
- Kitchens and kitchenettes shall comply with §804
- Turning space required within the guestroom
- At least one sleeping area with clear floor space
- At least one bathroom (no fewer than one water closet, one lavatory, one bathtub/shower)
- Comparable vanity countertop space
- Vertical access to a 2nd story within a unit is not required if all spaces required to be accessible are on an accessible route (§206.2.3 Ex. 5)
Clear floor space
(Alcove: 36” wide)

Bed heights

- Common complaint: beds are too high
- Standards do not address bed height (some states regulate)
- Important for usability — recommend heights for easier transfer (e.g., as specified for benches and shower seats)
- Clearance below bed is recommended (to accommodate lift)
Bathing rooms

- Table in §224.2
  - Minimum # of rooms with roll-in showers (standard or alternate)
  - Minimum # of rooms with transfer showers or bathtubs

Comparable Vanity Countertop Space
Operable Parts within Reach Range

- Windows:
  - Where provided for operation by occupants, at least one window plus all of those required by an administrative authority e.g., for ventilation
  - Not required in communication rooms or non-mobility guest rooms
- Light switches, thermostats
- Outlets
- Closets & storage
- Other operable parts

Guest rooms with Communication Features

- Emergency warning systems complying with §702 (i.e. fire alarms – permanently installed audible and visible alarms)
- Notification Devices §806.3.2
  - incoming telephone calls
  - door knock or bell
  - notification devices not connected to visual alarm
  - telephone volume control
  - outlet within 48” of telephone
Technical Guides on the Standards
Available on the Board’s website

Questions?

Questions may be submitted via the Q&A Option within the Zoom Platform or sent by email to webinars@adaconferences.org
Continuing Education

AIA Provider Number: I017
AICP Provider Name: Great Lakes ADA Center

Course Title: Using the ADA and ABA Standards Series: Chapter 8: Special Rooms, Spaces, and Elements (Part 1)
Course Number: GL20200903
Date: September 3, 2020

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Questions will be addressed at the conclusion of this presentation.
Thank you for participating in today’s webinar

Next session:
October 1, 2020

USING THE ADA AND ABA STANDARDS SERIES: CHAPTER 8:
SPECIAL ROOMS, SPACES, AND ELEMENTS (PART 2)
2:30 pm – 4:00 pm EST
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