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 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

- At least 60% of public entrances
- At least 1 entrance serving each direct access from parking structures
- At least 1 entrance from each elevated walkway or pedestrian tunnel
- At least 1 entrance to each tenancy in a facility
**Entrances**

At least one compliant door or doorway

ISA required - unless all public entrances comply

Bollards/security barriers cannot obstruct AR

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

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**Entrances**

Landings must accommodate door man. clearances

Recommended: locate door swing outside ramp landing

Recommended: locate clearances away from stair openings/drop-offs
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

- Dressing Rooms: access to at least 5% of each type
- Exams Rooms & Doctors’ Offices: 100% scoping (public access)

Toilet rooms – access to all (50%: clustered single user of same type)

Example: Medical Care Suite

Employee Work Areas & Exempt Spaces

- Mechanical (exempt)
- Employee Only Work Areas
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

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:

- each accessible room and space
- each story (unless an exception applies)
- each level on a floor required to be accessible
- each accessible element

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

*If door has closer and latch (otherwise 0")
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

Maneuvering Clearances

Recess > 8”: maneuvering clearance for forward approach located 8” max. from face of door
Doors in Series

48” min. separation between swing of doors

Accessible Routes
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

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

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:

Stair/escalator is newly added & major structural modifications required
to provide an accessible path of travel to altered primary function areas
(unless “disproportionate”)

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

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

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.

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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