



# Existing facilities

*A facility in existence  
on any given date...*

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## What Standards Apply to ADA Existing Facilities?

- **Title II — Program accessibility**
- **Title III — Readily achievable barrier removal**

*For more information, contact DOJ  
@ 800 514-0301*

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## Safe Harbor – Existing Facilities

- **Elements that comply with 1991 Standards do not need to be modified to meet the 2010 Standards unless those elements are altered on or after March 15, 2012.**

**Safe Harbor does not apply to elements in existing facilities that were not subject to specific requirements in the 1991 Standards**

*For more information, contact DOJ @ 800 514-0301*

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## Plumbing Elements & Facilities (Chapter 6)

- Drinking Fountains
- Toilet & Bathing Rooms
- Water Closets & Toilet Compartments
- Urinals
- Lavatories & Sinks
- Bathtubs
- Shower Compartments
- Grab Bars
- Seats
- Washing Machines & Clothes Dryers
- Saunas & Steam Rooms

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## Drinking Fountains (211)

Where provided -- exterior site, floor, or secured area

- 2 required (wheelchair & standing access)
- Alternative: single unit with dual access (e.g., "hi-lo" units)
- Multiple installations:  
50% of each type




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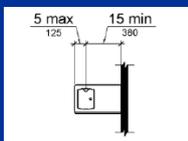
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## Drinking Fountains (602)

- Forward approach - all wheelchair units
- Revised for spout location & water flow
- Clear floor space to be "centered"
- Height for standard units: 38 – 43 inches




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## Drinking Fountains & Bottle Fillers



combination of one fountain and bottle filler not “hi-low”



operable parts - reach over obstruction considerations

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## Toilet & Bathing Facilities (§213)

In new construction, all toilet and bathing facilities must be accessible, except:

- portable units (5% min)
- clustered single user toilet rooms (50% min)



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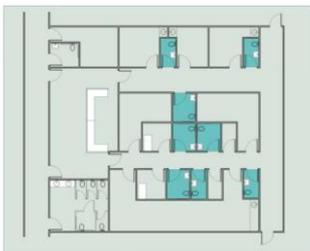
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## Clustered Toilet Rooms

Access to at least 50% of single user toilet rooms clustered at 1 location & serving same users



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## Temporary facilities



F201.3 Temporary and Permanent Structures. These requirements shall apply to temporary and permanent buildings and facilities.

F213.2 Toilet Rooms and Bathing Rooms. 3. Where multiple single user portable toilet or bathing units are clustered at a single location, no more than 5 percent of the toilet units and bathing units at each cluster shall be required to comply with 603. Portable toilet units and bathing units complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1.

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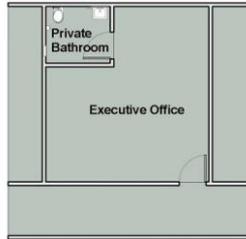
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## Private Toilet Rooms

“Adaptability” permitted:

- private (not common) use
- single occupant
- accessed only through private office



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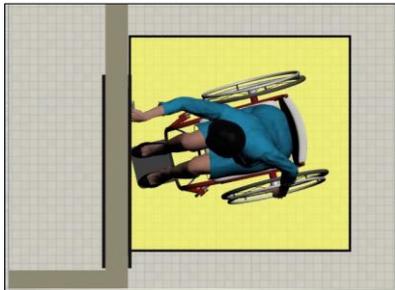
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## Toilet Rooms (§603)

Door maneuvering clearance (exterior)



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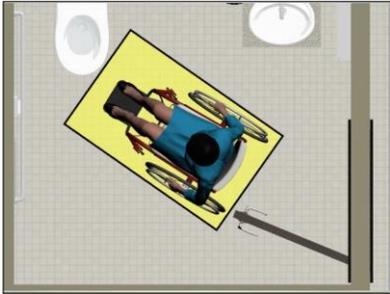
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## Toilet Rooms

Wheelchair space beyond door swing



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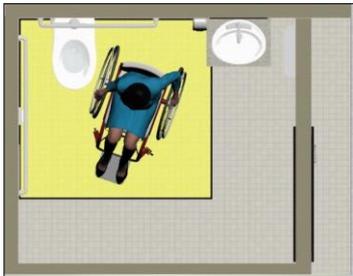
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## Toilet Rooms

Clear floor space at toilet for approach & transfer



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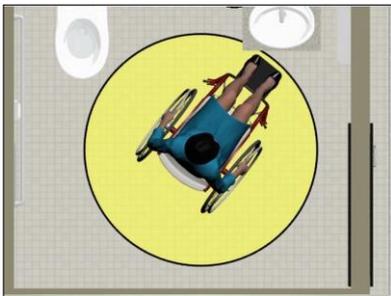
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## Toilet Rooms

Turning space (circular or T-shaped)



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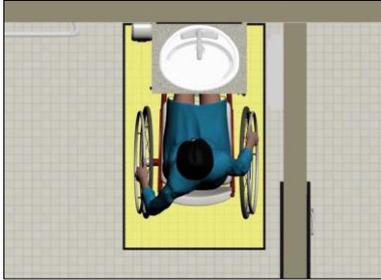
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## Toilet Rooms

Clear floor space at fixtures & elements



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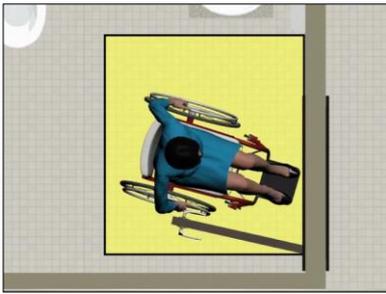
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## Toilet Rooms

Interior door maneuvering clearance



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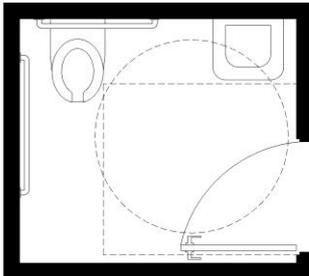
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## Toilet & Bathing Rooms (603)



603.2.3 -  
Turning  
space  
(which  
door can  
swing into)  
and door  
clearances  
further  
define  
room size

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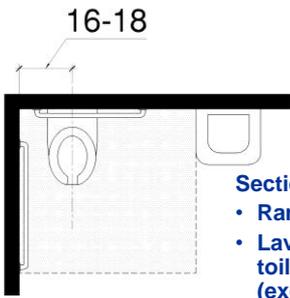
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### Water Closets and Toilet (Stalls) Compartments (604)



- Sections 604.2 and 604.3.2
- Range for toilet centerline
  - Lavatory cannot overlap toilet clearance (except in dwelling units)

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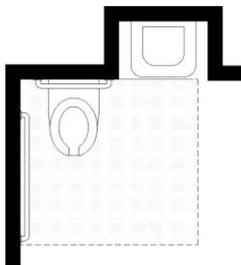
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### Water Closets and Toilet Compartments (604)



- Section 604.5.2
- A fixture can be recessed
  - Shorter (24" min.) rear grab bar allowed

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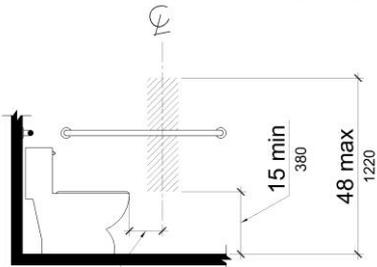
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### Water Closets (604)



- 7-9  
180-230
- revised location for toilet paper dispenser (604.7)

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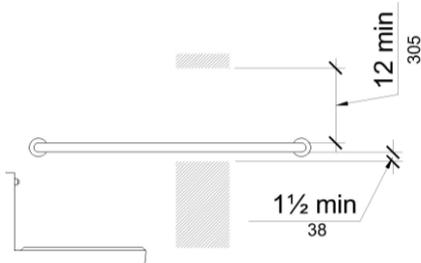
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## Water Closets (604)

grab bars clearances (609.3) further determine location of non-recessed dispensers



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## Water Closets (604)



large dispensers can conflict with grab bar clearance

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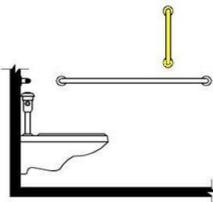
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## ICC/ANSI Standards - IBC



- ANSI A117.1 requires 18" min. vertical grab bar – 609.3 exception permits location

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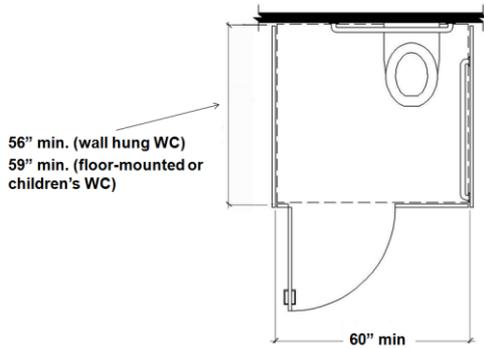
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## Toilet Stalls (§604.8)



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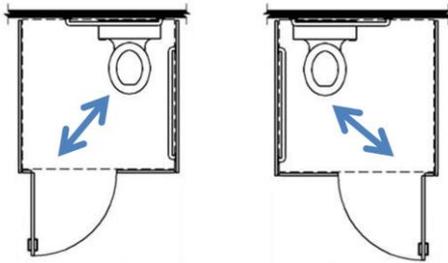
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## Toilet Stalls

Door and WC: offset configuration



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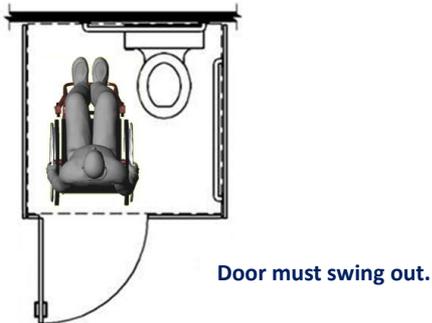
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## Toilet Stalls



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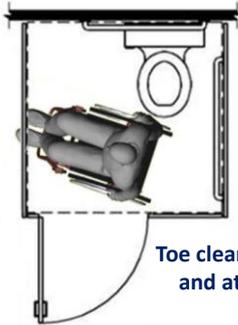
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## Toilet Stalls



Toe clearance (9" min) below front and at least one side partition

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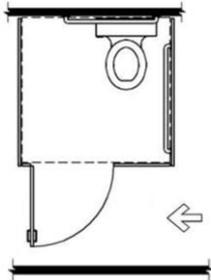
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## Toilet Stalls

*Tip:* Configure stalls for a latch (instead of hinge) approach for better access



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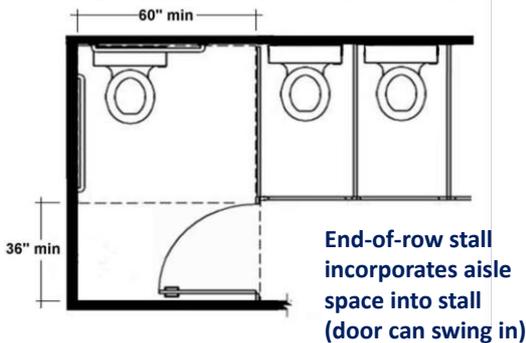
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## Toilet Stalls: End of Row



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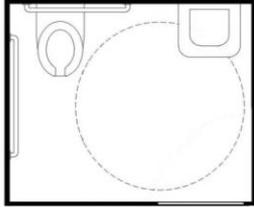
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## Toilet Stalls

Stalls with more than 1 plumbing fixture (toilet & lav) treated as toilet room

Second accessible lav required outside stall



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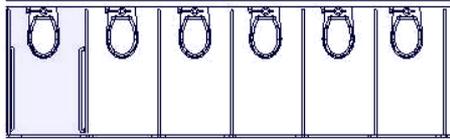
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## Ambulatory Stall

Required where 6 or more stalls provided



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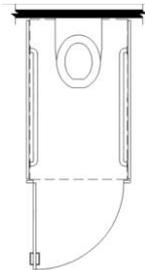
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## Ambulatory Stall

Required where 6 or more stalls provided



- parallel grab bars
- width: 35" – 37"
- depth: 60" min.
- doors: out-swinging, self-closing

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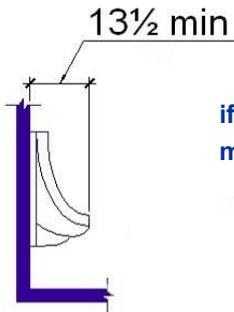
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## Urinals (605)



if 2 are provided...  
minimum depth  
specified

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## Mirrors



Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor.

Mirrors not located above lavatories the bottom edge of the reflecting surface 35 inches max. above the finish floor or ground

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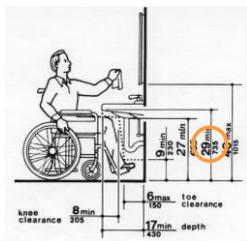
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## Lavatories & Sinks (606)



• Apron clearance (29" min.) removed




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## Lavatories & Sinks (606)



Hand-operated metering faucets shall remain open for 10 seconds minimum



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## Lavatories

Locate controls & dispensers above, not beyond, usable CFS to be within reach



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## Children's Toilets

Advisory information provides guidance according to age group

	Ages 3 & 4	Ages 5 - 8	Ages 9 - 12
WC Centerline	12 in	12 - 15 in	15 - 18 in
Toilet Seat Height	11 - 12 in	12 - 15 in	15 - 17 in
Grab Bar Height	18 - 20 in	20 - 25 in	25 - 27 in
Dispenser Height	14 in	14 - 17 in	17 - 19 in

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# Bathing Facilities

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## Bathing Facilities (§603)

At least one shower or tub required

### Options:

- transfer shower stall
- roll-in shower
- tubs

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## Transfer Stall



- Seat required
- ½" curb allowed
- Absolute stall dimensions
- Grab bars can be continuous or split

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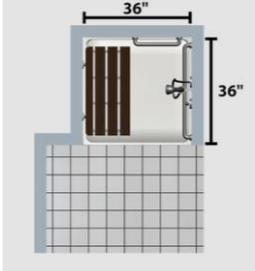
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## Transfer Stall

Stall dimensions: absolute, not minimum  
36" measured at center point of wall



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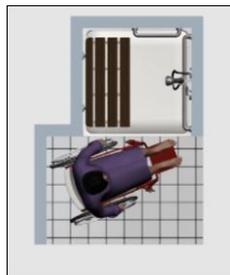
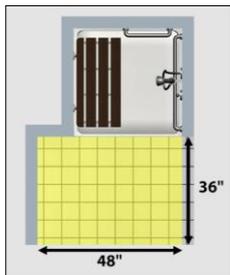
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## Transfer Stall

Clear floor space positioned for alignment with seat



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## Roll-in Shower



- Folding seating can be provided (required for some transient lodging guest rooms)
- ½" beveled curb allowed
- Grab bars can be continuous or split

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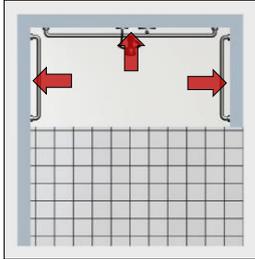
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## Roll-in Shower (no seat)

Shower head and controls permitted on any wall if no seat provided



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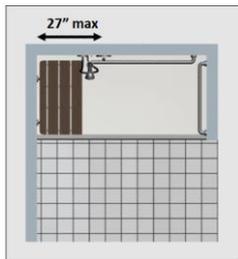
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## Roll-in Shower (with seat)

Shower head & controls required on back wall within reach from seat

Grab bar ends at seat; seat must be folding



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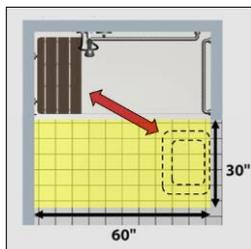
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## Roll-in Shower (with seat)

Lavatory can overlap clear floor space, but must be opposite seat wall



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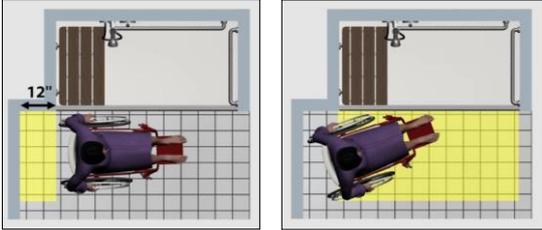
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## Roll-in Shower (with seat)

Recommended: additional space (12" min.) beyond seat wall will allow better alignment with seat




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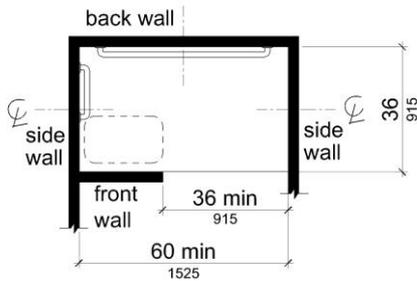
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## Shower Compartments (608)



- alternate design permitted in any facility

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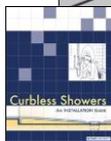
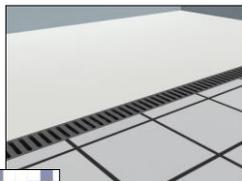
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## Roll-in Showers

Other ways to control water:

- 2% max. slope allowed
- consider trench drain
- Resource from the Center for Universal Design

[www.design.ncsu.edu](http://www.design.ncsu.edu)




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## Bath Tubs

Permanent seat



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## Communication Elements & Features (Chapter 7)

- Fire Alarm Systems
- Signs
- Telephones
- Detectable Warnings
- Assistive Listening Systems
- ATMs & Fare Machines
- Two-Way Communication Systems

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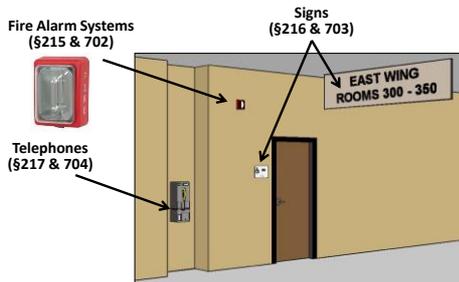
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## Communication Elements



- Assistive Listening Systems (\$219 & §706)
- ATMs & Fare Machines (\$220 & §707)
- Two-way Communication Systems (\$230 & §708)

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# Which signs must be raised and brailled?

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## Signs (§216)

- Tactile/ visual – labels for permanent rooms & spaces, exit doors
- Visual only – directional or informational signs
- Exempt: temporary signs, building menus, directories, addresses, company names and logos



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## Tactile Signs

Scoping (interior & exterior):

- Restroom labels (at entry)
- Room numbers/ names (not likely to change)
- Floor levels
- Exit access/discharge
- Areas of Rescue Assistance

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## Signs (216)

### Required Signs

- Means of egress
- Parking
- Entrances
- Elevators
- Toilet and bathing rooms
- TTYs
- Assistive listening systems
- Check-out aisles



- Other Info Pictograms
- Directional Signs

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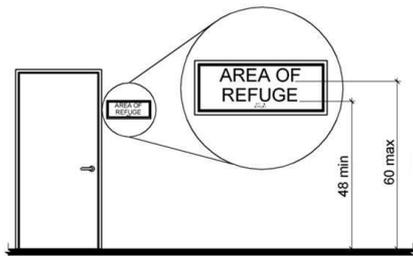
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## Tactile Signs: Location

New standards:

48" – 60" high measured to character baseline  
(instead of 60" centerline)




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## Visual Characters (703.5)

- "Conventional form"
  - Character proportion, height, & spacing
  - Location (40" min. height)
  - Stroke thickness
  - Line spacing
  - Finish & contrast
- (visual signs with raised characters & Braille subject only to finish & contrast specs of 703)

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## Fire Alarm Systems (215)

- **If Provided** – Must be audible and visible
- Employee work areas (wiring)
- Alterations: required where system is upgraded or replaced or a new one is installed



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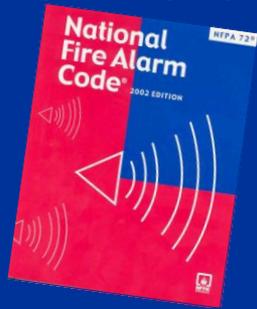
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## Fire Alarm Systems (702)

NFPA 72  
(1999 or 2002)

ABAAS requires  
110 dB max.



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## Assistive Listening Systems (219)

Required where:

- Audible communication = integral to use of the space, AND
- Audio amplification provided



Not triggered by fixed seating or occupant load

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## Chapter 8 - Special Rooms & Spaces

-  Assembly Areas
-  Dressing, Fitting, & Locker Rooms
-  Kitchens & Kitchenettes
-  Medical & Long-term care
-  Transient Lodging
-  Prison Cells
-  Courtrooms
-  Dwelling Units
-  Transportation Facilities
-  Storage



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### Assembly Areas (221)

#### Wheelchair Spaces

lower scoping for assembly areas with more than 500 seats:



- 501 – 5,000 seats: 1 space/ every 150 seats (instead of 1%)
- > 5,000: 0.5% scoping

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### Assembly Areas (221)

#### Dispersion of wheelchair spaces –

to provide choices of seating locations & viewing angles “substantially equal to, or better than,” the choices of all other spectators

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## Assembly Areas (221)

### Other Changes:

- Companion seat for each space (can be movable)
- Designated aisle seats - 5% of aisle seats
- Lawn seating - accessible route




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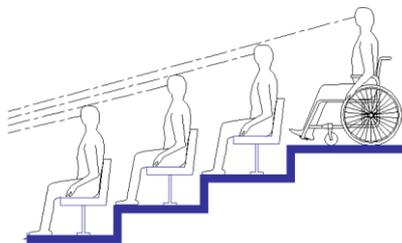
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## Wheelchair Spaces (802)



lines of sight over seated/ standing spectators

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## Kitchens, Kitchenettes, & Sinks (212)



- New provision – applies where provided
- Covers sinks (5% or at least 1)
- Mop & service sinks exempted

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## Built-In Elements (Chapter 9)

- Dining & Work Surfaces
- Benches
- Check-Out Aisles & Service Counters




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## Dining & Work Surfaces (226)

Access to at least 5%, not fewer than 1




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## Sales & Service (227 and 904.4)

### F227 Scoping

- Counters – 1 of each type
- Cash register not factor

### 904.4 Technical

- Accessible part same depth
- Parallel or forward approach
- No alternatives
- Exception for alterations
- Security glazing – voice communication




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# Recreational Boating Facilities

§235 & §1003

82

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## Recreational Boating Facilities Section 235

- Number of boat slips required to be accessible (based on the number of slips provided)
- Dispersion of accessible boat slips throughout the various types provided
- Number of boarding piers at boat launch ramps required to be accessible.

83

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## Technical Provisions Section 1003

- Fixed and floating facilities
- Accessible routes
- Gangways
- Accessible boat slips
- Boarding piers at boat launch ramps



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# Play Areas

## §240 & §1008



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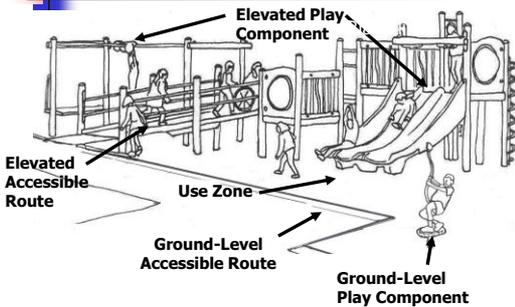
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### Play Area Terms



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### Determining Ground or Elevated



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## Sports facilities

- Area of sport activity = That portion of a room or space where the play or practice of sport occurs
- Accessible route to each area of sport activity
- Exempt from firm, stable, and slip resistant surface provision




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## Team player seating areas

- Platform lift permitted




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# Swimming pools and Spas

§242 & §1009

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Utilize your Regional ADA Center

1-800-949-4232

www.adata.org



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## Where to direct questions



### U.S. Department of Justice

- Implementing regulation and additional requirements
- Requirements for existing facilities – title II & III

**(800) 514-0301** (voice)  
(800) 514-0383 (TTY)  
www.ada.gov



### U.S. Access Board

- 2010 Accessibility Standards for new construction and alterations

(800) 872-2253 (voice)  
(800) 993-2822 (TTY)  
(202) 272-0081 (FAX)  
ta@access-board.gov  
www.access-board.gov

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