

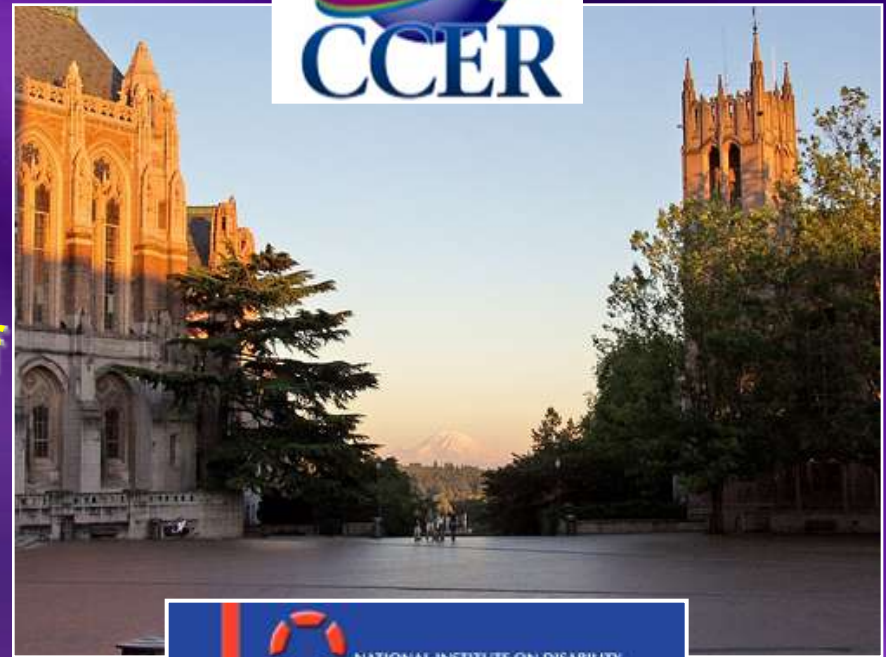
New Rules! Morphing with The New ADA Standards An Overview

Don Brandon
Director
Northwest ADA Center



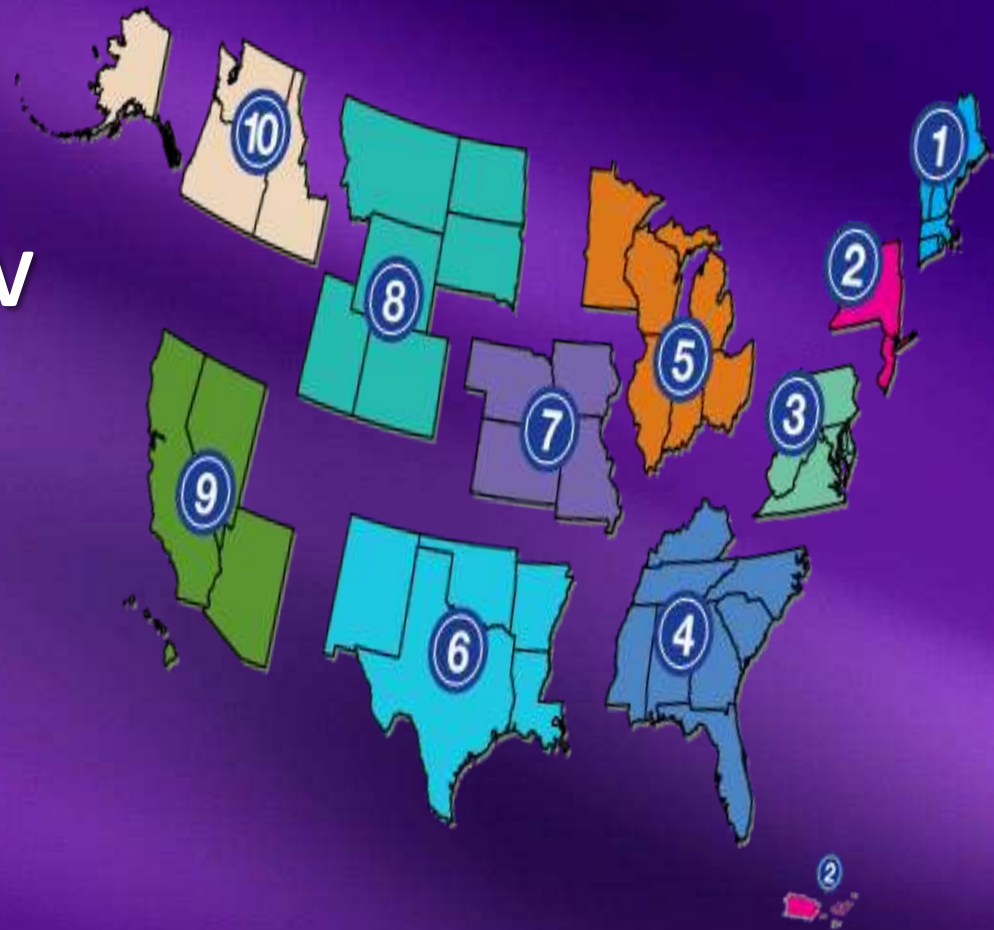
Northwest ADA Center – Region X

- Located in Mountlake Terrace with **CCER** (Center for Continuing Education in Rehabilitation)
- Program in Rehabilitation Medicine at the **University of Washington**
- Funded by **NIDRR** (National Institute on Disability and Rehabilitation Research)



The National Network of ADA Centers

- Funded By NIDRR
- Common Research
- National Programs
- Mandated By TITLE V of The ADA
- Same 800-949-4232
- National Web Site www.adata.org



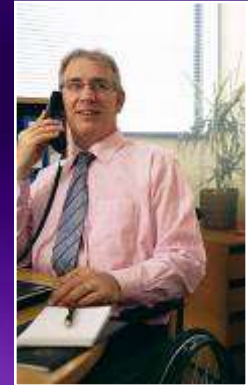
What Do We Do?

- We Provide Comprehensive And Accurate Information On ADA Compliance, Including:
 - Employment Of Persons With Disabilities (E.G., Reasonable Accommodation)
 - Accessibility In Facilities, Programs And Information (Public And Private)
 - Assistive Technology, Universal Design



Why We Can Be Valuable To You!

- We Are **Knowledgeable Professionals** Providing Information About The ADA
- We Are **Not** An Enforcement Authority
- We Are **Not** Lawyers Or Advocates
- Note: All Contacts Are **Confidential**



Ways We Can Help

- Technical Assistance



- Training



- Information Dissemination



- Research



- Public Awareness



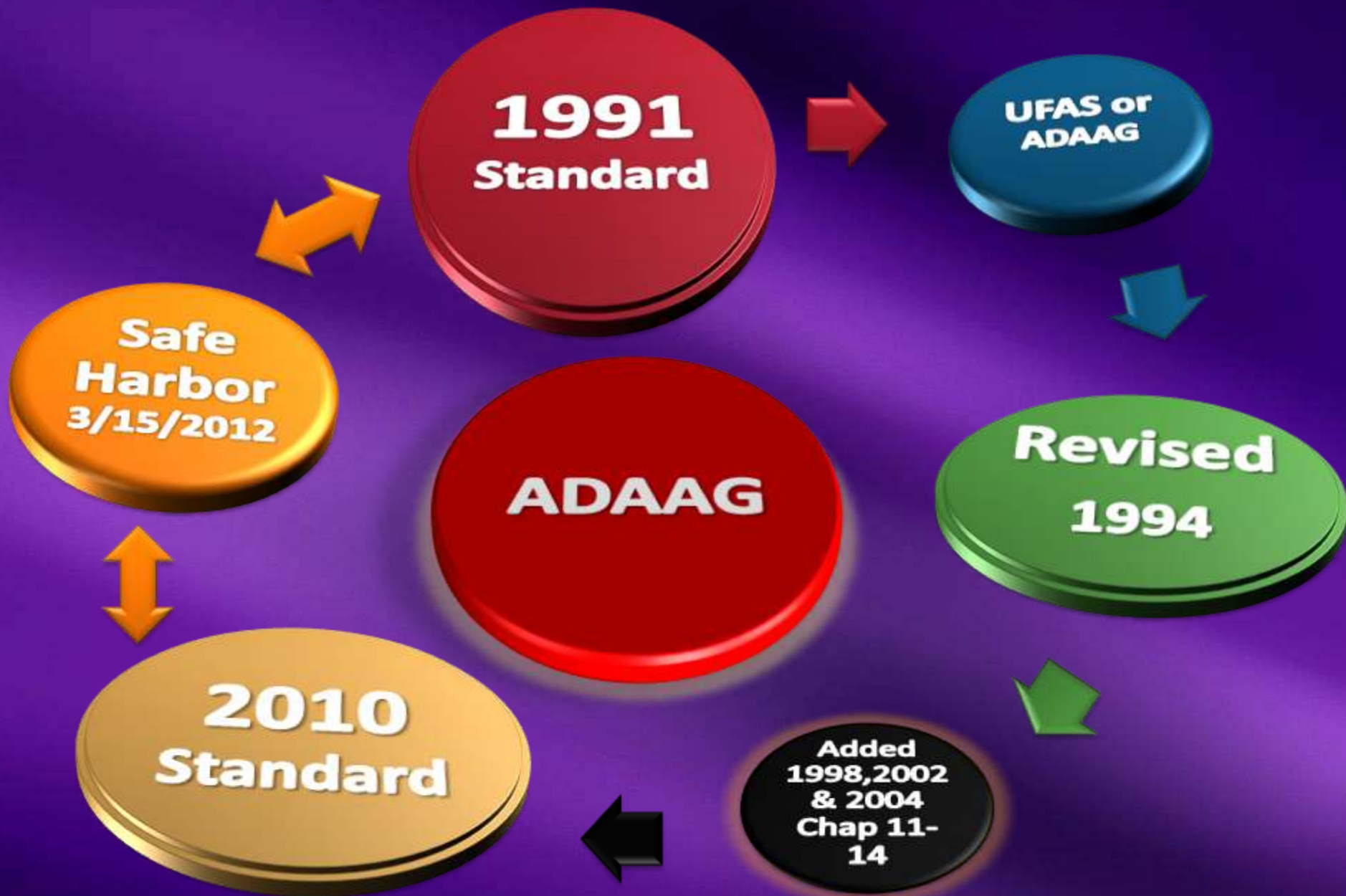
New Rules !

- **Employment**
 - New Interpretation of Definition of Disability
 - Mitigating Measures No Longer Applicable
 - Clarity on Types of Conditions Covered
- **Programs & Services**
 - Web Sites
 - Ticketing
 - Service Animals
- **Facilities**
 - Signs, Parking,
 - Two Standards (1991 2010) & Safe Harbors

Agenda

- **How The 2010 ADA Standards Developed**
- **The Regulations That Are a Part AS 2010**
- **The Basics Are the Same (CAT)**
- **The Technical Stuff!**
- **Scoping More Prescriptive More Areas Are Defined**
- **Chapter Variables**

Civil Rights Standards & Facilities



The Basics: DOJ Adopts 2004 ADAAG & Adds Provisions

- **Access Board's Guidelines Become Standards For New Construction And Alterations**
- **DOJ Adds**
 - **Triggers And Applicability**
 - Compliance Date
 - **Scope**
 - Fixed Or Built-in Elements On A Site
 - Figures, Notes Do Not Establish Enforceable Requirements
 - **Structural Impracticability**
 - **Path Of Travel Details**
 - **Noncomplying New Construction And Alterations**

ANSI A117 Is 50 Years Old This Month

1961	<i>ANSI A117.1 - Accessible and Usable Buildings and Facilities</i>
1968	<i>Architectural Barriers Act (ABA)</i>
1973	<i>Rehabilitation Act and Section 504</i>
1984	<i>Uniform Federal Accessibility Standards (UFAS)</i>
1988	<i>Fair Housing Amendments Act (FHAA)</i>
1990	<i>Americans with Disabilities Act (ADA)</i>
1991	<i>American with Disabilities Act Accessibility Guidelines (ADAAG)</i> <i>Fair Housing Accessibility Guidelines</i>
1994	<i>ADA Standards for Accessible Design – US DOJ – revised</i> <i>US Access Board creates new ADAAG Review Advisory Committee</i>
1998	<i>ADA Accessibility Guidelines – revised (children, state/local <u>govt</u>)</i>
2000	<i>ADA Accessibility Guidelines – revised (play areas)</i>
2002	<i>ADA Accessibility Guidelines – revised (recreational facilities)</i>
2004	<i>ADA and ABA Accessibility Guidelines – Final Rule Published</i>
2010	<i>ADA Standards for Accessible Design – US DOJ – based on ADA/ABA 2004</i>

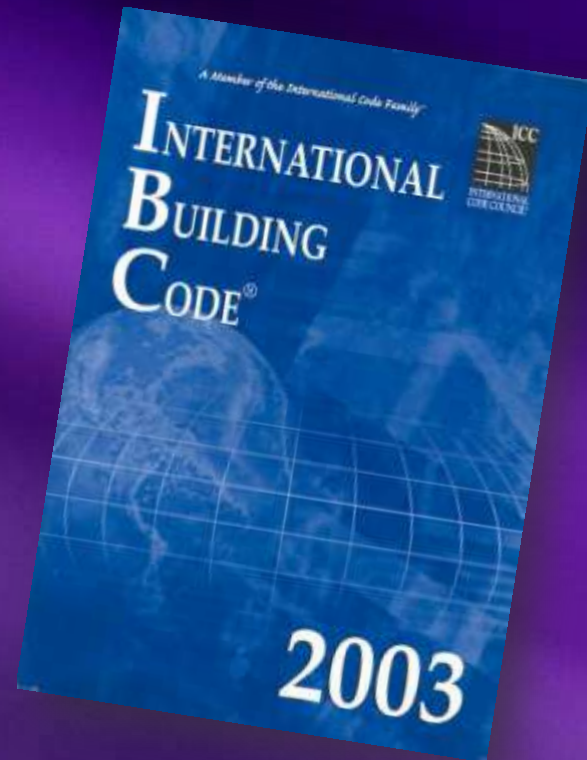
Revisions to ADA regulations published September 15, 2010

- President Announced, And DOJ Posted, Final ADA Regulations On July 26, 2010
- Published In Federal Register September 15, 2010
- First Major Updates/Revisions In 19 Years
- Two Regulations
 - Title II: State And Local Governments (Title II), 28 CFR Part 35
 - Title III: Public Accommodations And Commercial Facilities, 28 CFR Part 36
- Regulations, Appendices, Standards Are At DOJ's ADA Web Site ([Www.Ada.Gov](http://www.Ada.Gov)).

Harmonization

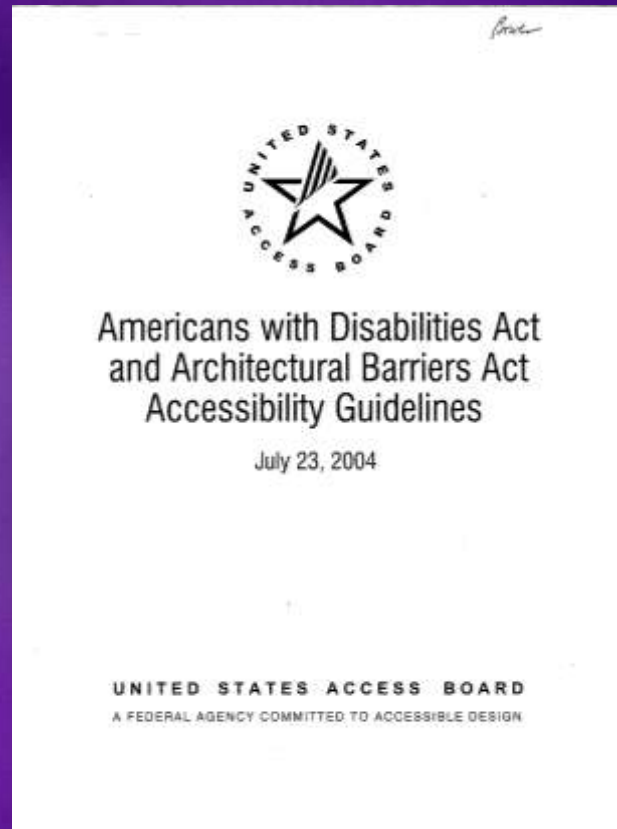


ICC/ANSI A117.1-2003



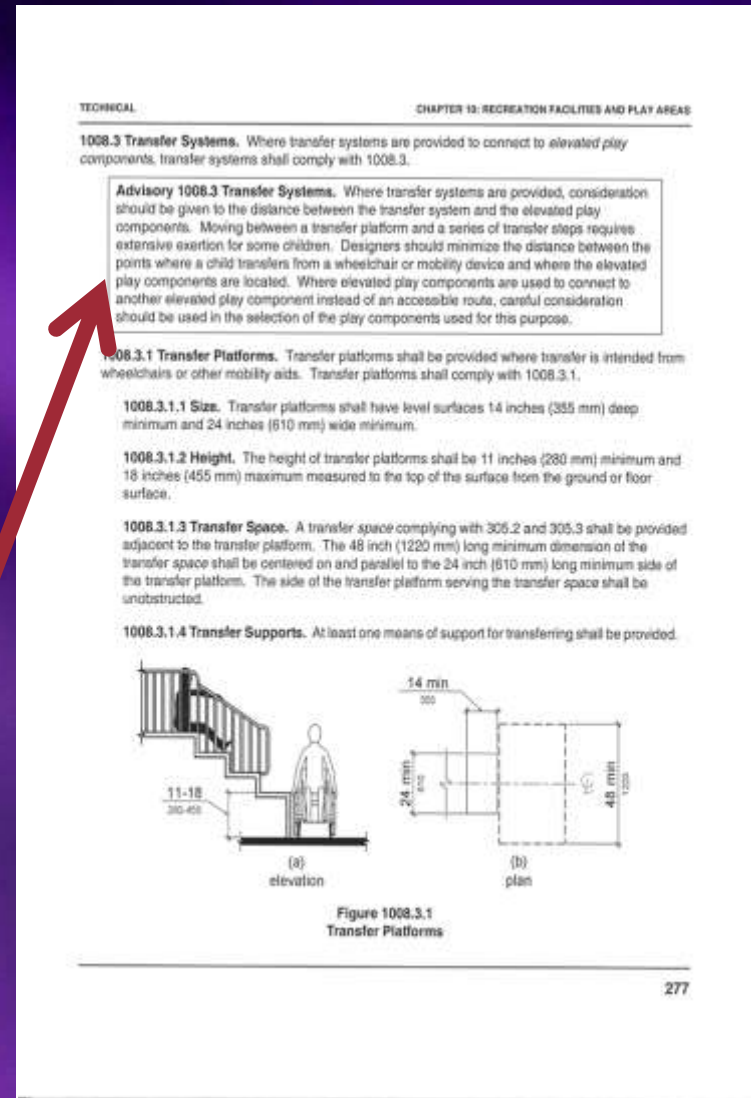
IBC 2003

ADA/ABA Accessibility Guidelines - 2004

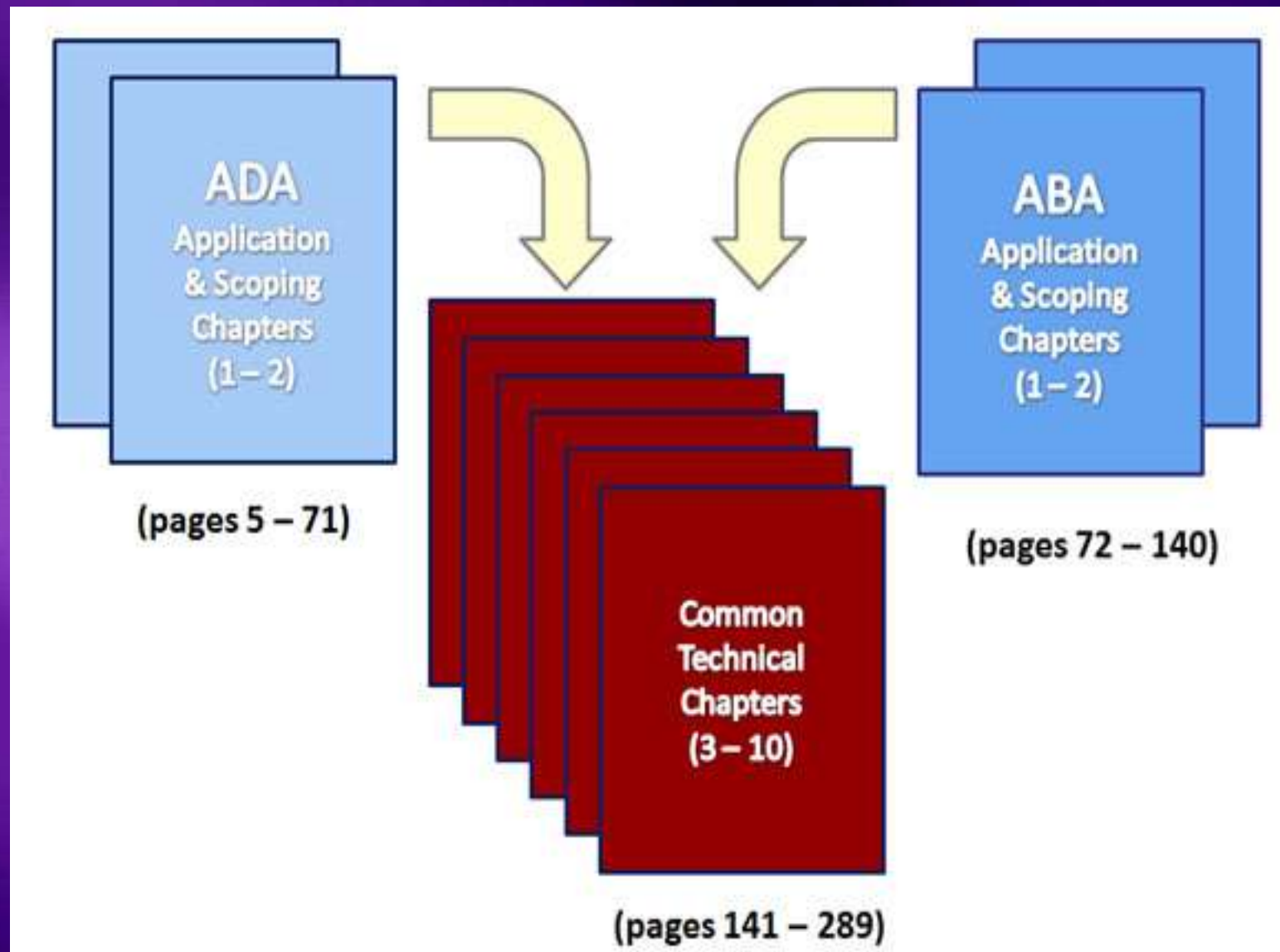


New Format

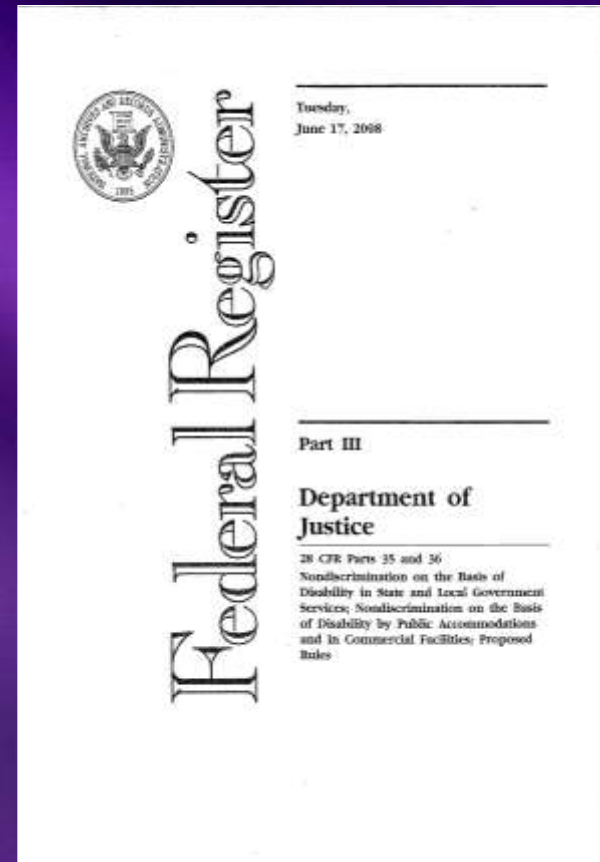
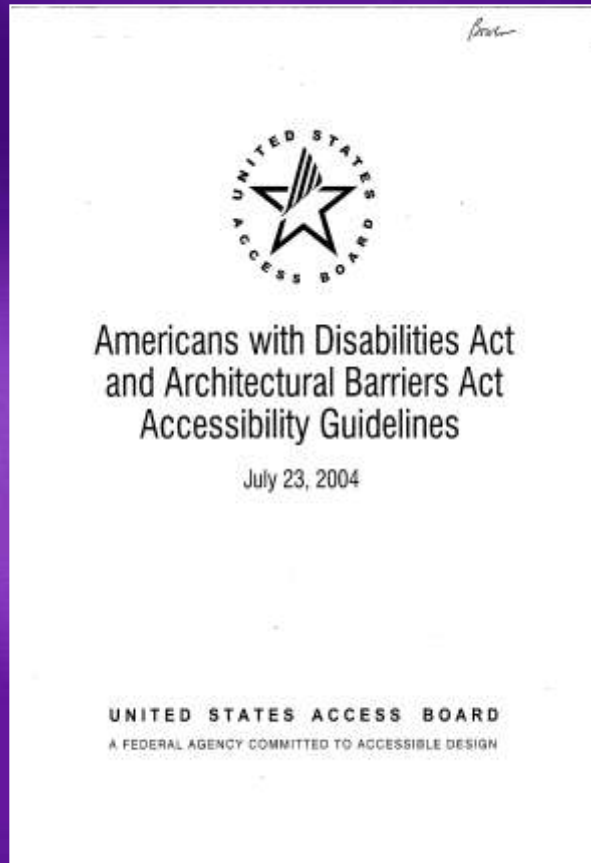
- Numbering System
- New Figures
(Informational Only)
- All Dimensions In Text
(Not Just Figures)
- New Advisory Notes Follow Provision



ADA-ABA Guidelines,

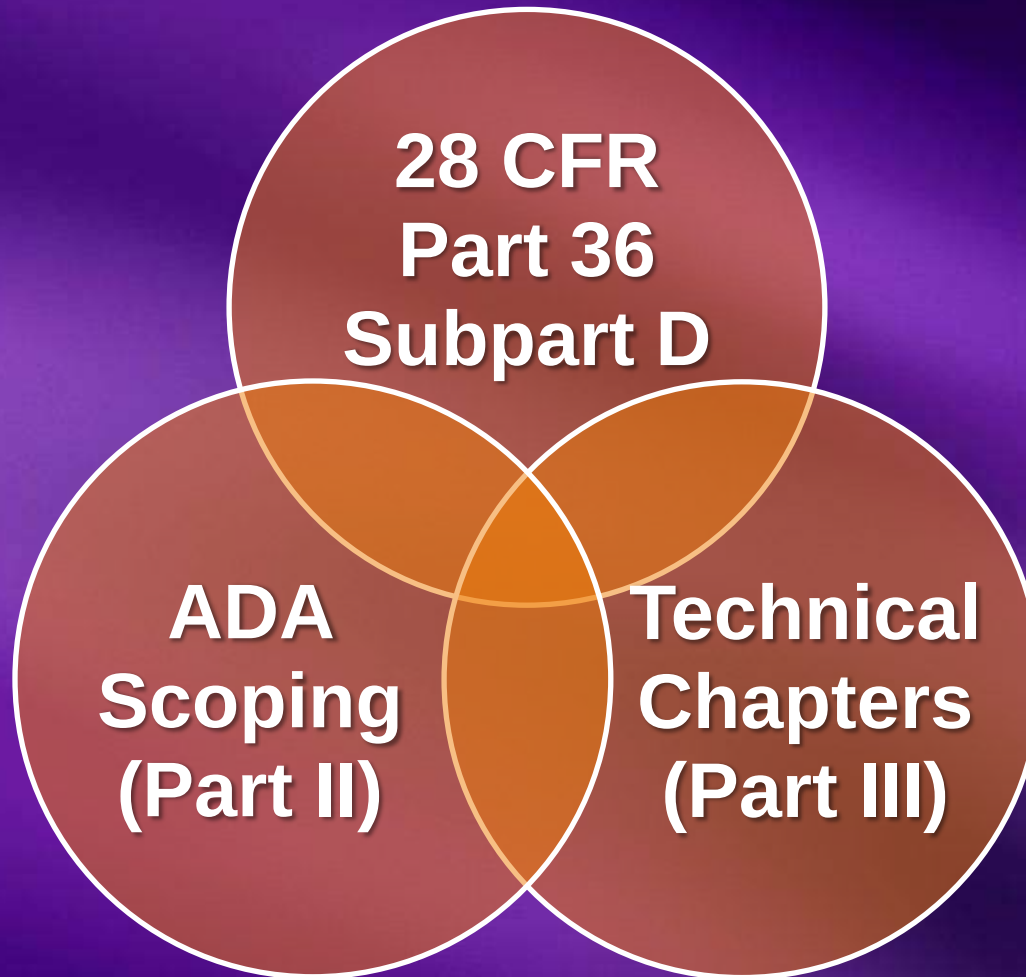


New ADA Standards



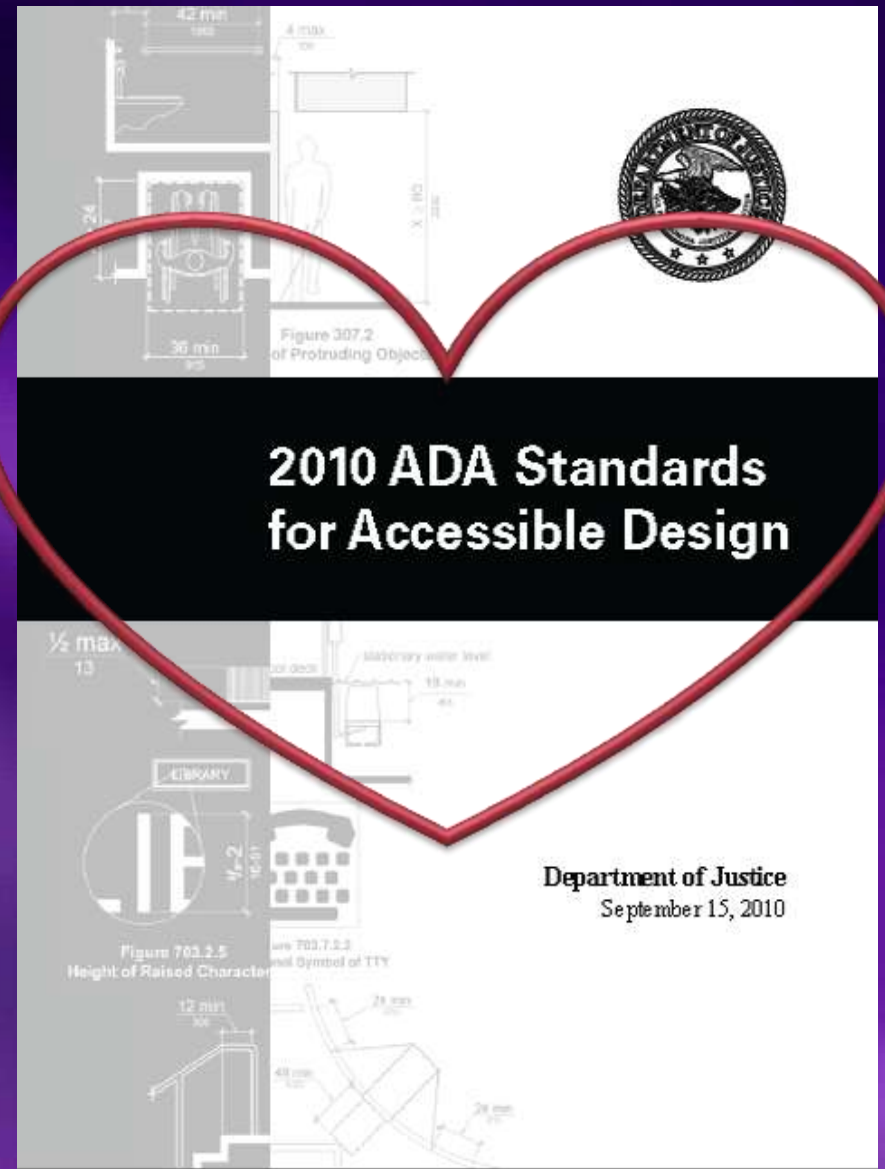
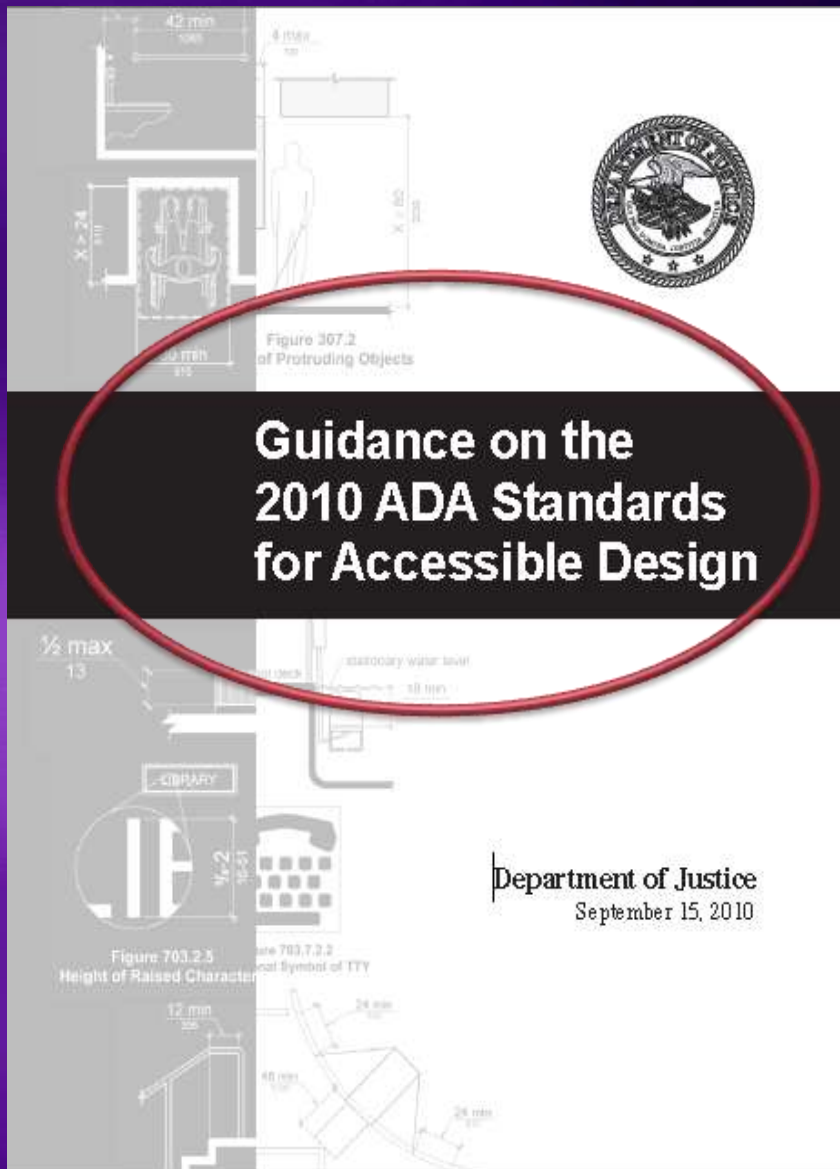
At Last!

ADA 2010 Standards Has 3 Parts Applicable to Title II & III



Additional Requirements Applicable to Specific Types of Facilities

- **Applies To New Construction And Alterations, Program Access, And Barrier Removal.**
- **Final Rules Describe Additional Requirements Beyond Those Originally Contained In The ADA/ABA Accessibility Guidelines.**



<http://www.ada.gov/regs2010/2010ADAStandards/2010ADAsstandards.htm>

Challenges

- Learning The New Standards
- Figuring Out What To Do In The Next Six Months
- Understanding The “Safe Harbors” (New Concept)
- Modifying Certain Types Of Policies
- Keeping Up With Other Regulatory Developments



Triggering Events

- **Title II**
 - **Start Of Physical Construction Or Alterations, 35.151(c)**
- **Title III Tied To Permits, If Granted, 46.406(a)**
 - **If State/Local/County Government Requires Permits, Date That Last Application For Building Permit Or Permit Extension Certified Complete**
 - **If Government Doesn't Certify Completion Of Applications, Then Date Of Last Application For Permit Or Extension**
 - **If Government Doesn't Require Permits, Start Of Physical Construction Or Alterations**

Definition of “Existing Facility”

- Rules Add A Definition Of “Existing Facility”

An “Existing Facility” Is “A Facility In Existence On Any Given Date, Without Regard To Whether The Facility May Also Be Considered Newly Constructed Or Altered Under This Part.”

Title II – Compliance

For Program Access, Until Compliance Date, Covered Entities May Choose To Use Either The UFAS, The 1991 Standards, Or The 2010 Standards

Title III Compliance – Existing Facilities Before Compliance Date

- Requirement: Elements That Do Not Comply With The Corresponding Requirements For Those Elements In The 1991 Standards, Must Be Modified To The Extent Readily Achievable.

(Barrier Removal) (Section 36.304)

- Applicable Standard Before Compliance Date (18 Months After Publication In The Federal Register):
 - 1991 Standards; Or
 - 2010 Standards (Section 36.304(d)(2)(ii)(a))

**Title II Can Choose Any of the Standards
Till 3-15-12**

UFAS

1991

2010

**Title III Can Only
Choose Two Till 3-15-11 (Safe Harbor Option)**

Maintenance of Accessible Features (New Provision)

- If The 2010 Standards Reduce The Technical Requirements Or The Number Of Required Accessible Elements Below The Number Required By The 1991 Standards, The Covered Entity May Reduce The Level Of Accessibility In Accordance With The 2010 Standards.
- Stadium Seating

Maintenance



Maintenance Of Accessible Features:

- Not In “Standards” Sections
- Sections 35.133(c) And 36.211 (C) Of General Requirements:
 - If The Standards Reduce The Technical Or Scoping Requirements For An Element Below What The 1991 Standards Required, The Technical Or Scoping Standards May Be Reduced Per 2010 Standards.
- Example: 1991 Standards Require 4% Of Seats To Have Aid's In Auditorium. 2010 Require Only 2%. You Can Reduce Existing Number To 2%.

Additional DOJ Requirements

- Social Service Center Establishments
- Housing At Places Of Education
- Assembly Areas
- Medical Care Facilities
- Residential Dwelling Units
- Detention And Correctional Facilities
- Places Of Lodging



Social Service Center Establishments

- **Facilities With More Than 50 Beds With Common-use Bathing Facilities Must Provide At Least One Roll-in Shower With A Seat.**
- **If Common-use Shower Facilities For Both Genders Are Provided, Roll-in Showers Required For Each Group.**

Social Service Center Establishments

Section 35.151(e) and Section 36.406(d)

- Social Service Establishments Are Required To Comply With The Requirements For *Residential Facilities*, Including, But Not Limited To The Provisions In Sections 233 And 809.
- In Sleeping Rooms With More Than 25 Beds, A Minimum Of 5 Percent Of The Beds Must Have Clear Floor Space.

Housing at a Place of Education

“Housing Operated By Or On Behalf Of An Elementary, Secondary, Undergraduate, Or Postgraduate School, Or Other Place Of Education, Including Dormitories, Suites, Apartments, Or Other Places Of Residence.”

Defined At Section 35.104 And Section 36.104

Housing at a Place of Education

Section 35.151(f) and Section 36. 406(e)

**Kitchens Within Housing Units Containing
Accessible Sleeping Rooms With Mobility
Features Or On Floors Containing Accessible
Sleeping Rooms With Mobility Features Must
Provide Turning Spaces & Accessible Route That
Comply With The Requirements Of A.S. 2010**

Housing at a Place of Education

Multi-bedroom Housing Units That Contain Accessible Sleeping Rooms With Mobility Features Must Have An Accessible Route Throughout The Unit In Accordance With The Requirements Of The Residential Dwelling Units Standards.

Housing at a Place of Education

Apartments Or Townhome Facilities Which Are Leased On A Year-round Basis Exclusively To Graduate Students Or Faculty, And That Do Not Contain Any Public Or Common Areas Available For Educational Programming, Are Required To Comply With The Requirements For Residential Facilities.

Assembly Areas

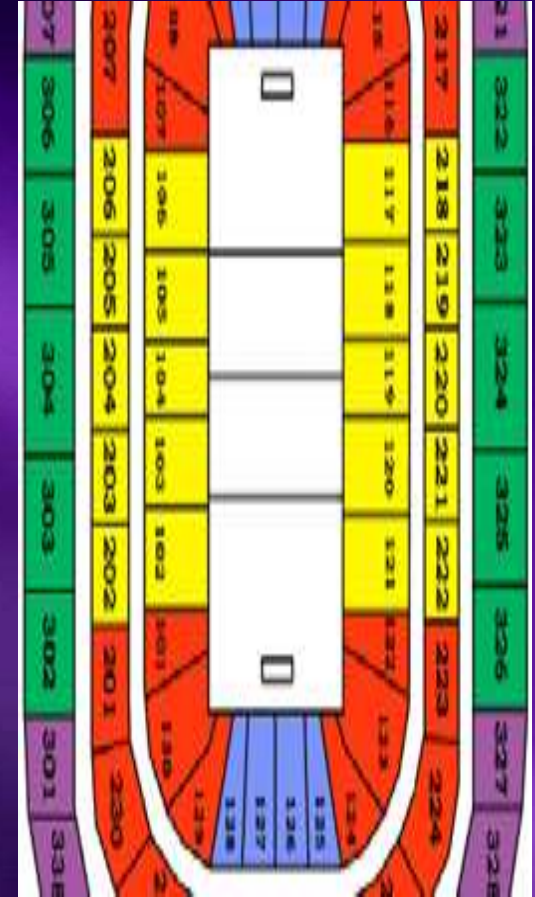
**Section 36.151(g) And
Section 36.406(f)
The 2010 Standards
Require:
Dispersion Of Wheelchair
Spaces**



**And Companion Seats To All Levels That Include
Seating Served By An Accessible Route In
Stadiums, Arenas, And Grandstands.**

Assembly Areas

- Wheelchair Spaces And Companion Seats Are Required To Be Horizontally **Dispersed Have Seating Encircling, In Whole Or In Part**, A Field Of Play Or Performance Area.
- Wheelchair Spaces And Companion Seats May Not Be Located On **Temporary Platforms Or Other Moveable Structures** Except In Certain Specified Circumstances.
- Wheelchair Spaces And Companion Seats Shall Be Placed To **Assure Line-of Sight**



Assembly Areas

- Wheelchair Spaces And Companion Seats Are Required In Each Specialty Area **That Provides Spectators With Distinct Services Or Amenities That Are Generally Not Available To Other Spectators.** (Section 36.308)
- This Requirement Is **Included In, Rather Than In Addition To,** Wheelchair Space Requirements Set Forth In Table 221.2.1.1 In The 2010 Standards.

Medical Care Facilities

Section 35.151(h) And Section
36.406(g)

The AS 2010 Require:
**Dispersion Of
Accessible Patient
Bedrooms In A Manner
That Is Proportionate By
Type Of Medical
Specialty.**



Title II—Residential Dwelling Units

- Standards Require At Least 5 Percent To Be Accessible To Persons With Mobility Disabilities And At Least 2 Percent To Be Accessible To Persons With Communication Disabilities.
- Section 35.151(j) Applies These Requirements To Those Housing Programs Operated By Public Entities That Provide Units For Sale To Individuals.



Title II—Residential Dwelling Units

Residential Units Subject To The Section

504 Regulations Of The Department Of Housing And Urban Development (HUD) Defer To The HUD Regulations For The Scoping Requirements.

Title II - Detention and Correctional Facilities - Section 35.151(k)

- Increases Required Scoping For New Construction And Alterations **Of Accessible Cells To 3 Percent**, But No Fewer Than One.
- Cells With Mobility Features Shall Be Provided In Each Classification Level.



Places of Lodging (Section 36.406(c))

- Places Of Lodging Include Other Facilities Such As Timeshare And Condominium Properties That Operate Similarly To Hotels. (Defined At Section 36.104)
- These Facilities Must Comply With Transient Lodging Requirements.



Places of Lodging

- **May Combine Multiple Facilities On A Single Site That Have 50 Or Fewer Guest Rooms And Are Constructed Or Altered Subject To The Same Permit Application.**
- **More Than 50 Guest Rooms Treated Separately**



Places of Lodging

- **Rule Exempts From The Alterations Requirements, Guest Rooms That Are:**
 - 1) Not Owned Or Substantially Controlled By The Entity That Owns, Leases, Or Operates The Overall Facility; And**
 - 2) Where The Physical Features Of Guest Room Interiors Are Controlled By The Individual Owners.**

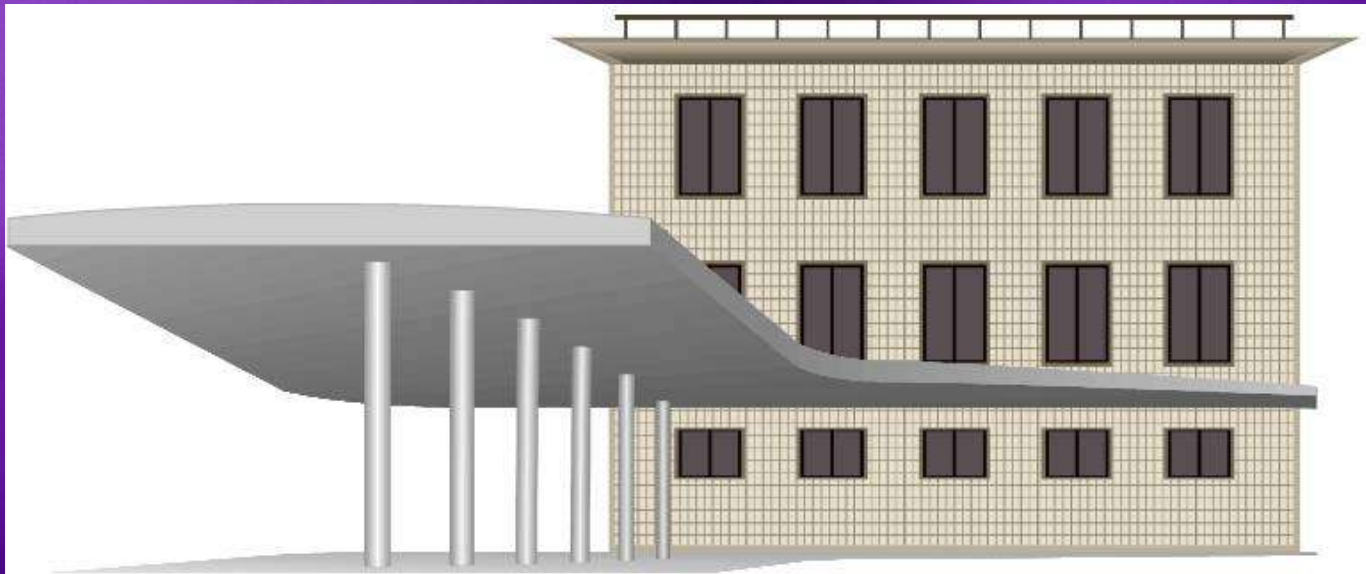
Places of Lodging That Are Part of Mixed Use Facilities

Mixed-use Facilities - Where A Facility Contains Both Residential Dwelling Units And Other Units Designed As Transient Lodging Facilities, The Residential Dwelling Units Are Not Covered By The Transient Lodging Standards.

Section 36.406 (C)(3)

Current ADA Standards

Transit Facilities
(e.g., bus stops/stations, rail stations):
DOT's ADA standards (2006)



Element-by-Element Safe Harbor: Existing Facilities

- Elements That *Comply* With The Corresponding Requirements For Those Elements In The 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 Those Elements In Existing Facilities That Are Not Subject To Specific Requirements In The 1991 Standards.

Safe Harbor

ADAAG 2010 Standard

- Exist & Complies with 1991 Standard, No Change Ever Required, Except for Alteration after 3-15-2012
- Only Applicable Element By Element
- Can Use Either Standard Till 3-15-2012
- After 3-15-2012; 2010 Standard Only
- Can Use Lower Applicable Standard
- Title II Entities Can Use 1991 or 2010 or UFAS

Elements in 2010 Standards Not Subject to Safe Harbor

1. Residential Facilities And Dwelling Units
2. Amusement Rides
3. Recreational Boating Facilities
4. Exercise Machines And Equipment
5. Fishing Piers And Platforms
6. Golf Facilities
7. Miniature Golf Facilities
- 8.

Elements in 2010 Standards Not Subject to Safe Harbor

8. Play Areas

9. Saunas And Steam Rooms

10. Swimming Pools, Wading Pools, Spas

11. Shooting Facilities With Firing Positions,

12. Miscellaneous

a. Team Or Player Seating

b. Accessible Route To Bowling Lanes

c. Accessible Route In Court Sports Facilities

Path of Travel - Safe Harbor

- Both Title II And Title III Specify That If A Covered Entity Has Constructed Or Altered Required Elements Of A Path Of Travel In Compliance With The Applicable Standards (1991 Or UFAS), Before March 15, 2012, They Are Not Required To Retrofit Such Elements To Reflect Incremental Changes In The 2010 Standards, Just Because They Alter A Primary Function Area Served By The Path Of Travel.

...Title II and III alterations: Safe Harbor

- Alterations Don't Trigger Requirement To Alter Elements Of Path Of Travel That Already Comply With The 1991 Standards.
- Title II: 35.151(b)(4)(ii)(c)
- Title III: 36.403(a)(1)



Existing facilities: safe harbor

Program Accessibility (Title II)

- **Basic Requirement Stays:**
 - Every Program Must Be Accessible When Viewed In Its Entirety
 - Whether Something Is “Accessible” Is Measured By Reference To Standards
- **The “Measure”/Reference Point Changes (1991, 2010)**

...Existing facilities: safe harbor

- New “Safe Harbor”: Elements Complying With UFAS Or 1991 Standards Don’t Have To Be Altered Just For Sake Of Program Access Even After March 2012
 - Areas Not Addressed In 1991 But Addressed In 2010 Are Not Subject To Safe Harbor: Recreation, Play Areas, Etc.
- Barrier Removal (Title III): Similar Safe Harbor

Using The Safe Harbor Before 3-25-12

- Document Existing Elements Complying With 1991 Standards (Or UFAS If Title II)
- If Changes Are Required, Remove Barriers To Program Access (Or Title III Barriers) Under 1991 Or 2010 Standard Considering Safe Harbor

Resources

Regulations, Appendices, Standards Are Available At Doj's
ADA Web Site At www.Ada.Gov

For Answers To Specific Questions, DOJ Toll-free Ada
Information Line:

800-514-0301 (Voice)

800-514-0383 (TTY)

Network Of Ada Centers (Formerly Known As DBTAC'S)
800-949-4232 (Voice/Tty)

U.S. Access Board Web Site At Www.Access-board.Gov.

Alterations: title II

- **“Path Of Travel” Requirement Now Applies Under Title II Too. 35.151(b)(2) And (4).**
 - Aka 20% Rule: If You Alter A “Primary Function Area,” You Have To Comply With Alterations Standards For That Space, Plus Spend Up To 20% On Path Of Travel Accessibility (Route To Space, Restrooms, Drinking Fountains, Phones)
- **Structural Impracticability**



ABA Standards

(Federal facilities)



Similar Standards In Effect For All Federally Funded Facilities (Except Housing)



Housing – UFAA Still Applies (HUD To Update Standards)

AS 2010 The Technical Stuff!

CHAPTER 1

- **Dimensions – Range Instead Of Absolute Dimension Where Possible**
- **Construction And Manufacturing Tolerances**
- **Scoping Percentages/Ratios (Round Up)**
- **Referenced Standards**

2010 ADA Standards

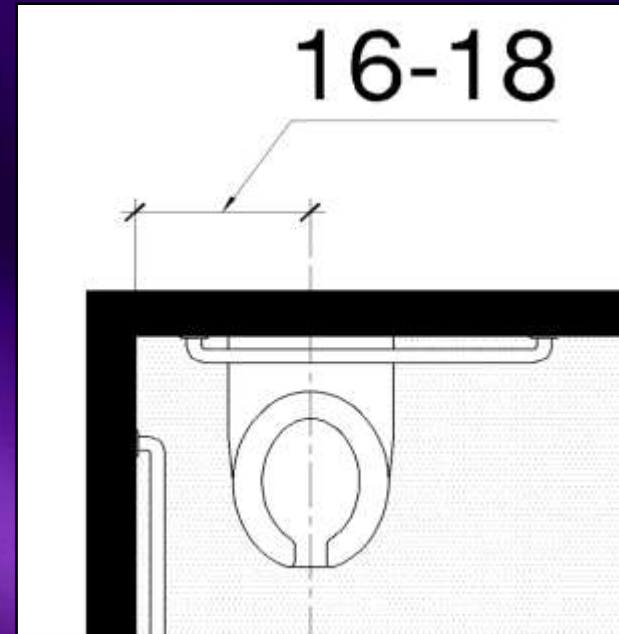
- 104 Conventions

104.1 Dimensions

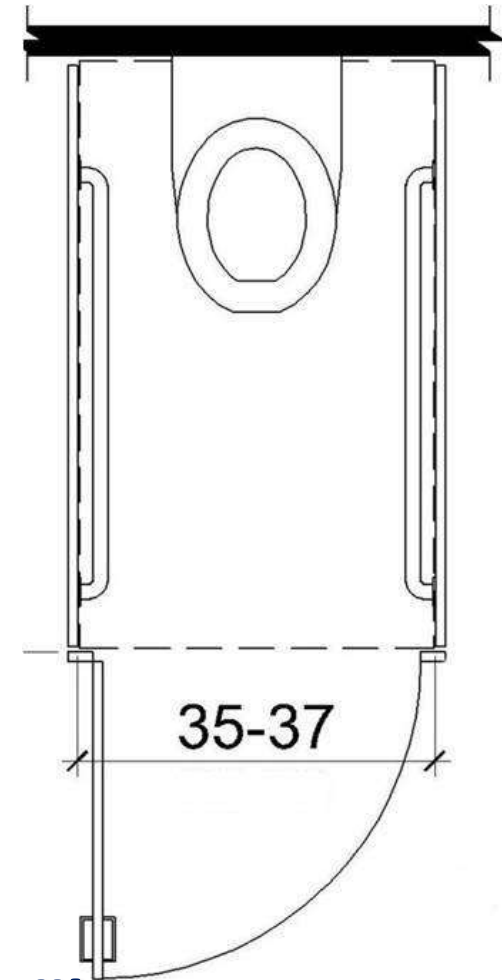
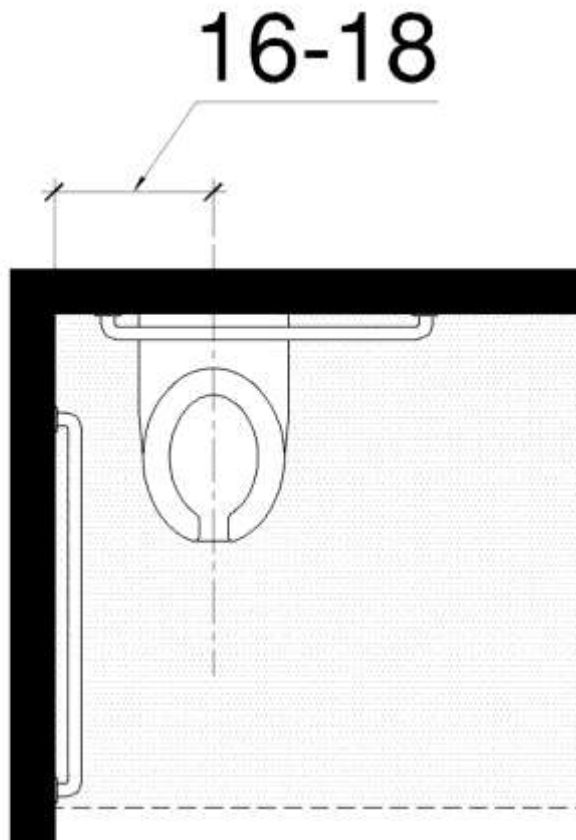
Dimensions That Are Not Stated As A Maximum Or Minimum Are Absolute.

104.1.1 Construction And Manufacturing Tolerances

All Dimensions Are Subject To Conventional Industry Tolerances Except Where The Requirement Is Stated As A Range With Specific Minimum And Maximum End Points.



Ranges instead of absolute dimensions

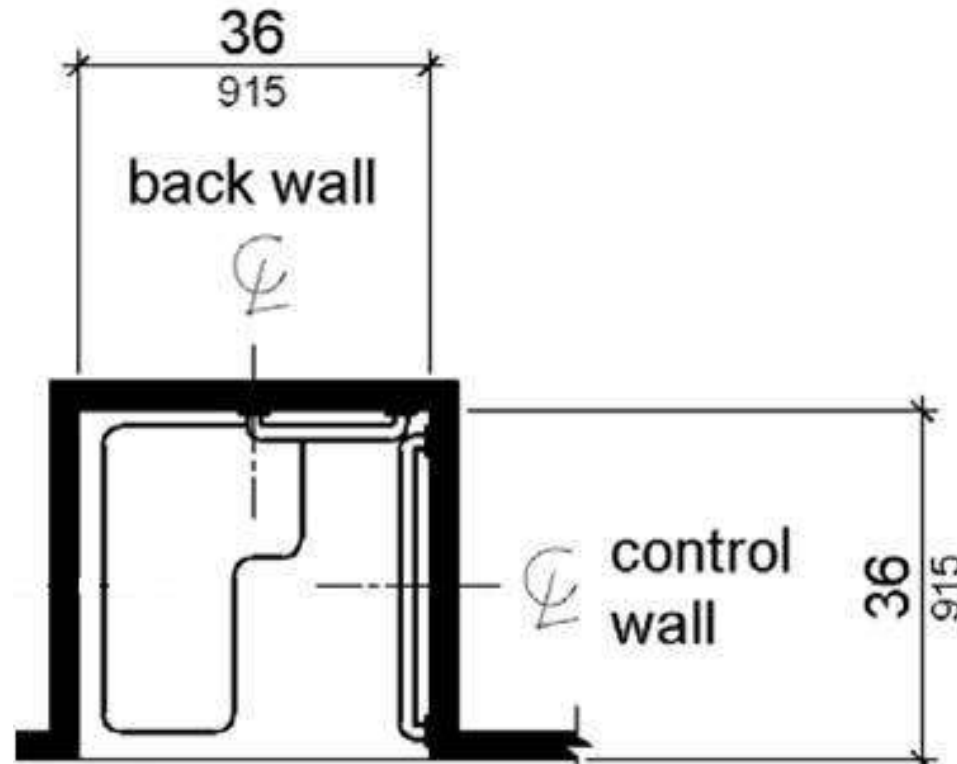


Water Closet Centerline (16-18")

Width Of Ambulatory Accessible Stall (35" - 37")

Some Absolute Dimensions Remain

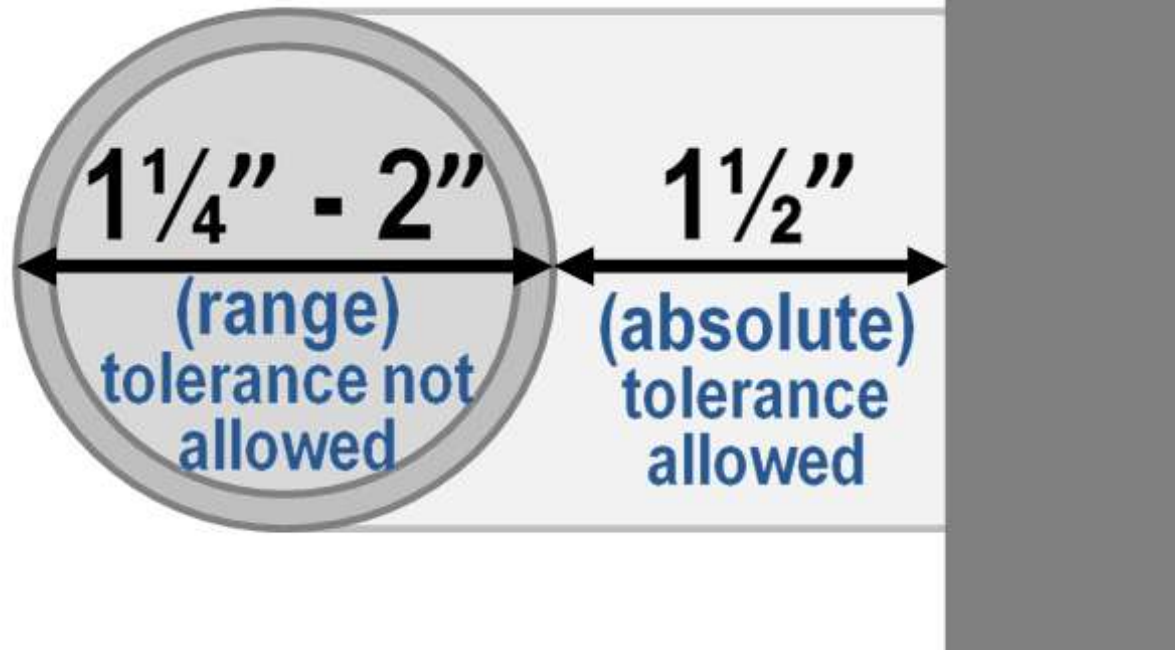
E.G. Transfer Shower Stall (36" X 36")



(Measured To Center Points; Manufacturing Tolerances Recognized)

Tolerances do not apply to ranges

Grab Bar Diameter and Clearance



CHAPTER 2

- **General Scoping**
- **New Construction**
- **Exceptions**
- **Additions and Alterations**

New Construction

All areas must comply except:

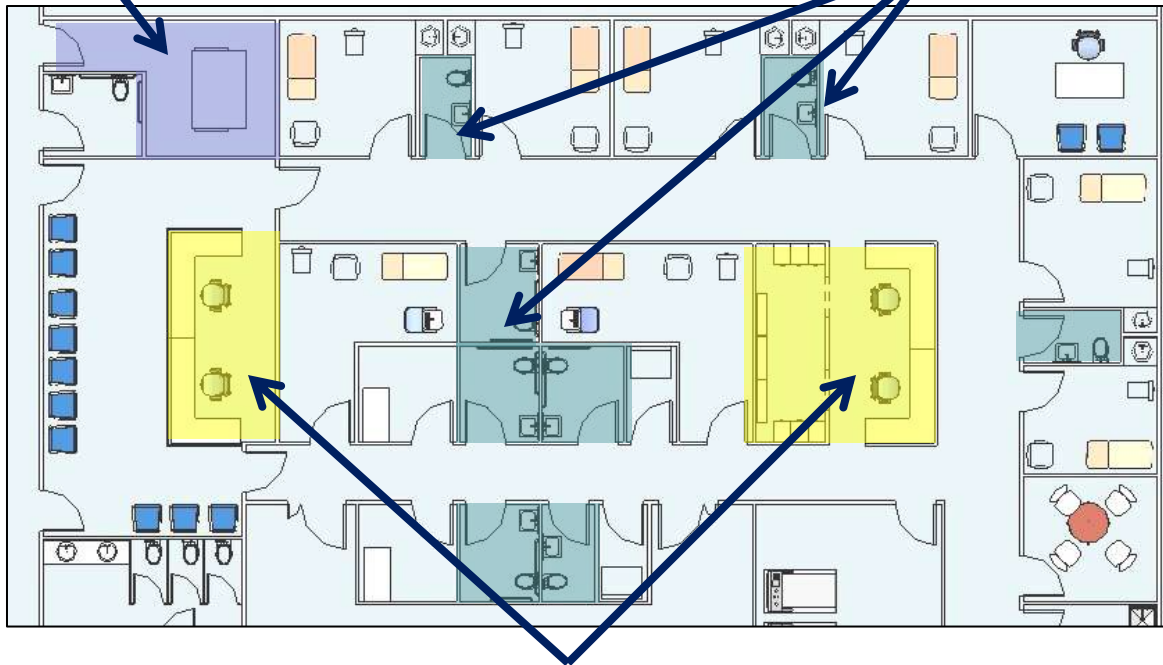
- **Exempted structures/ spaces**
- **Work areas (ADA facilities)**
- **Partially scoped spaces**

New Construction

Example: Medical Care Suite

Mechanical (exempt)

Clustered toilet rooms
(partial scoping – 50%)



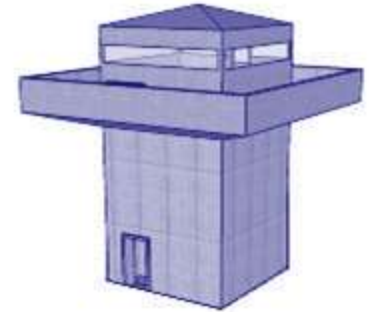
Work areas (partial access) – e.g, reception area,
nurses station

General Exceptions

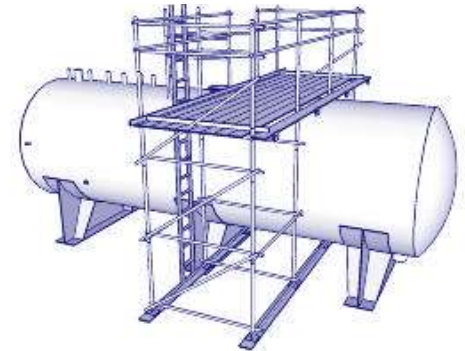
- Construction Sites



- Raised Areas (Security, Life/Fire Safety)



- Spaces Accessed By Ladders, Catwalks, Crawl Spaces, Narrow Passageways



- Machinery Spaces



General Exceptions

**Single Occupant
Structures (E.G., Toll
Booths)**

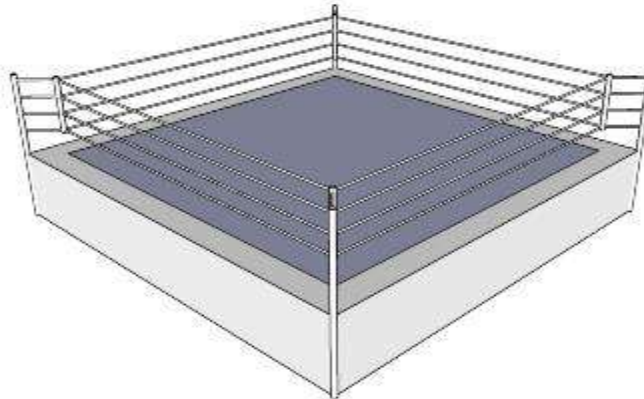
**Accessed Only By
Below-grade
Passageways Or
Elevated Above
Standard Curb
Height**



General Exceptions

Recreation Facilities

- **Raised Structures Used Solely For Refereeing, Judging, Or Scoring A Sport**
- **Raised Boxing/ Wrestling Rings**
- **Water Slides And Raised Diving Boards/ Platforms**
- **Animal Containment Areas Not Open To The Public**



Work Areas

Accessible Circulation Paths



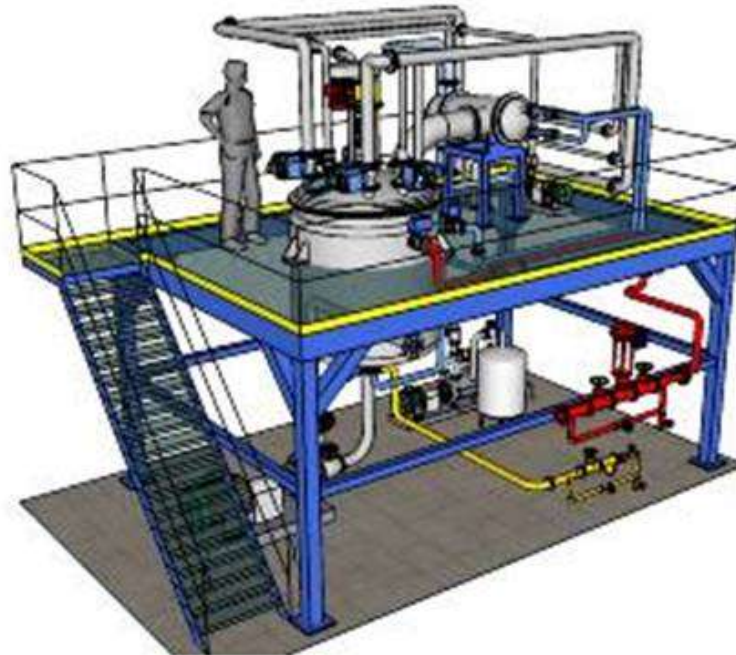
Exceptions:

- Areas < 1000 Sq. Ft.
- Paths = Integral Part Of Equipment
- Exterior Areas Fully Exposed To Weather

Work Areas

Exempt:

Areas Under 300 S.F. That Are Elevated At Least 7"
**As An Essential Functional Condition Of The
Space (Excluding Raised Courtroom Stations)**



Alterations

Standards Apply Based On:

- **Planned Scope Of Work**
- **Technical Feasibility**
- **Primary Function Areas/ Path Of Travel**

CHAPTER 3

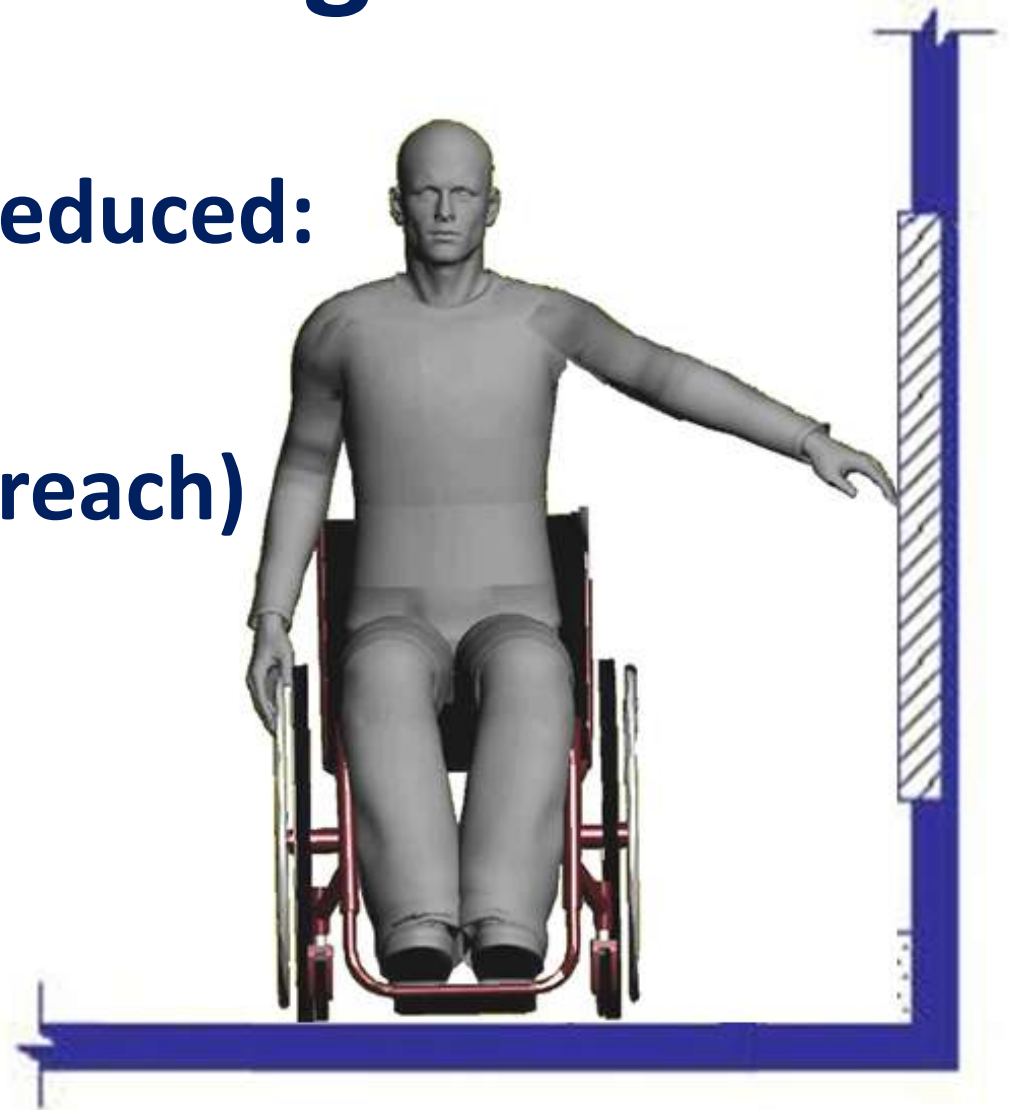
- **Building Blocks:**
- **Floor/ Ground Surfaces**
- **Changes in Level**
- **Turning Space**
- **Clear Floor Space**
- **Knee & Toe Clearance**
- **Protruding Objects**
- **Reach Ranges and Operable Parts**

Reach Ranges

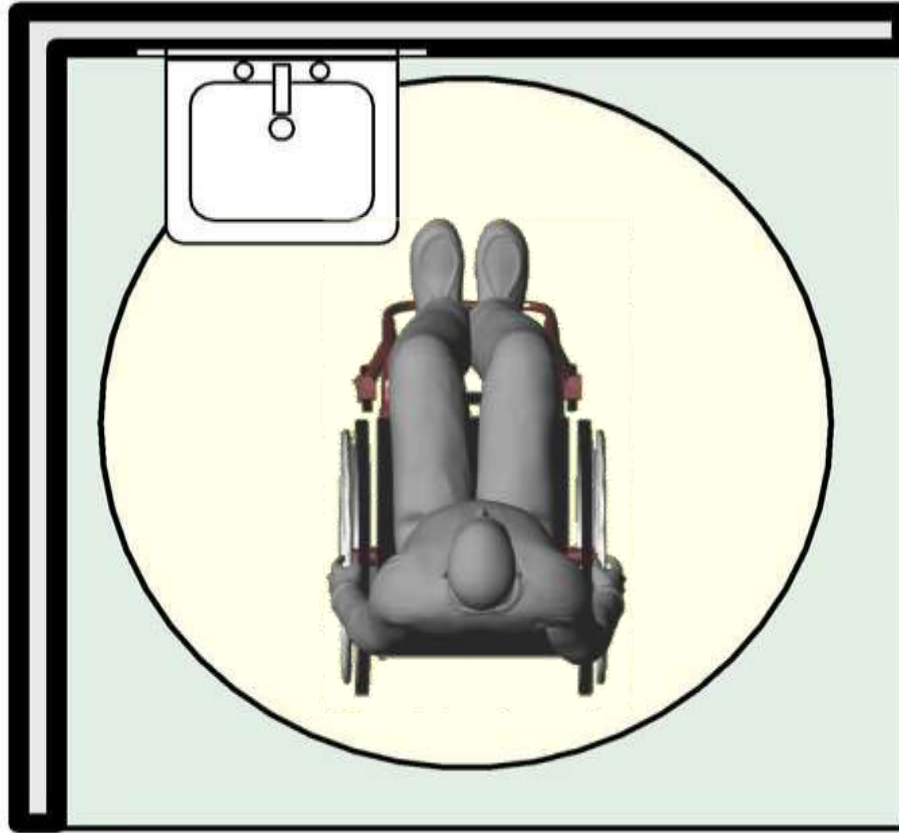
Side reach range reduced:

48" – 15"

(same as forward reach)

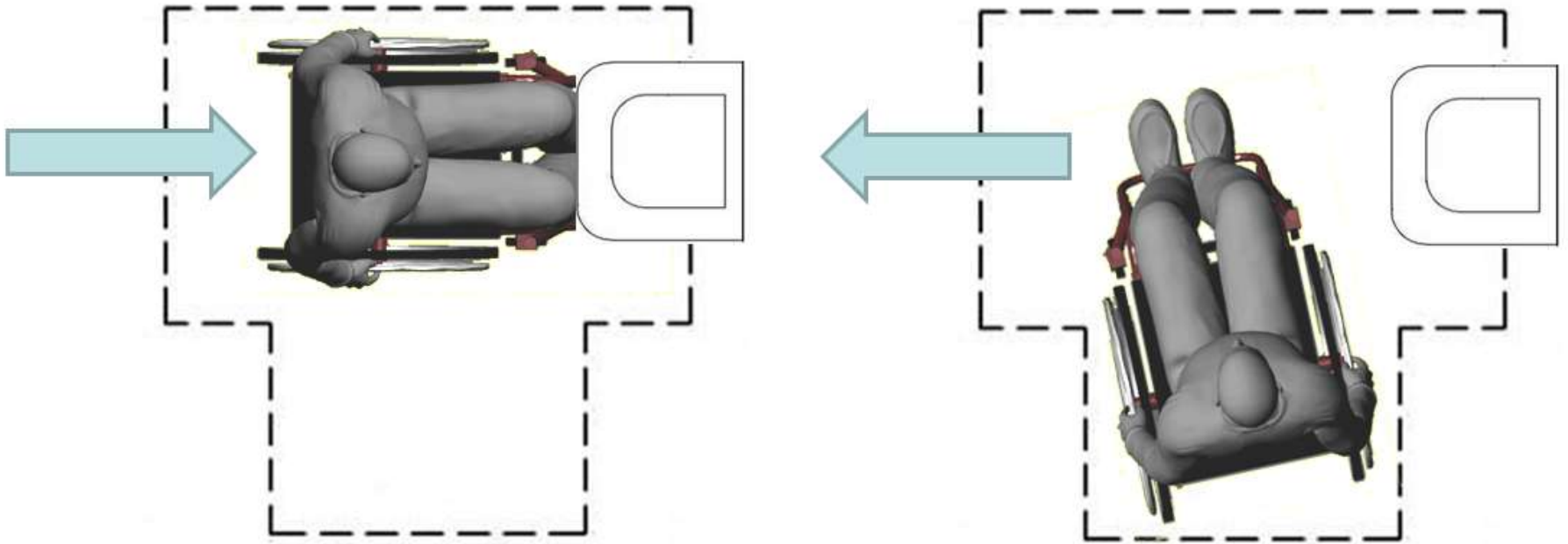


Turning Space



**Permitted overlap clarified
(objects with required knee/ toe clearance)**

Turning Space

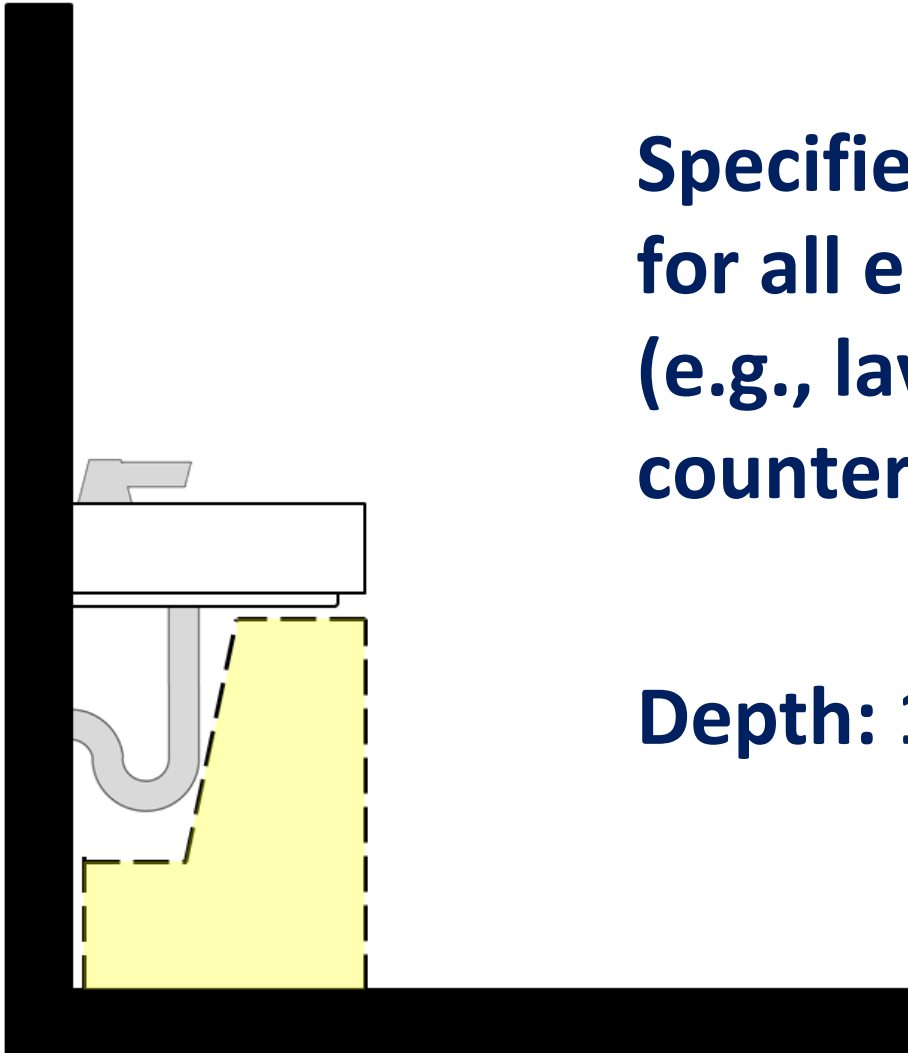


**Overlap limited to 1 arm of T-shaped space
(2 arms unobstructed for approach,
backing up)**

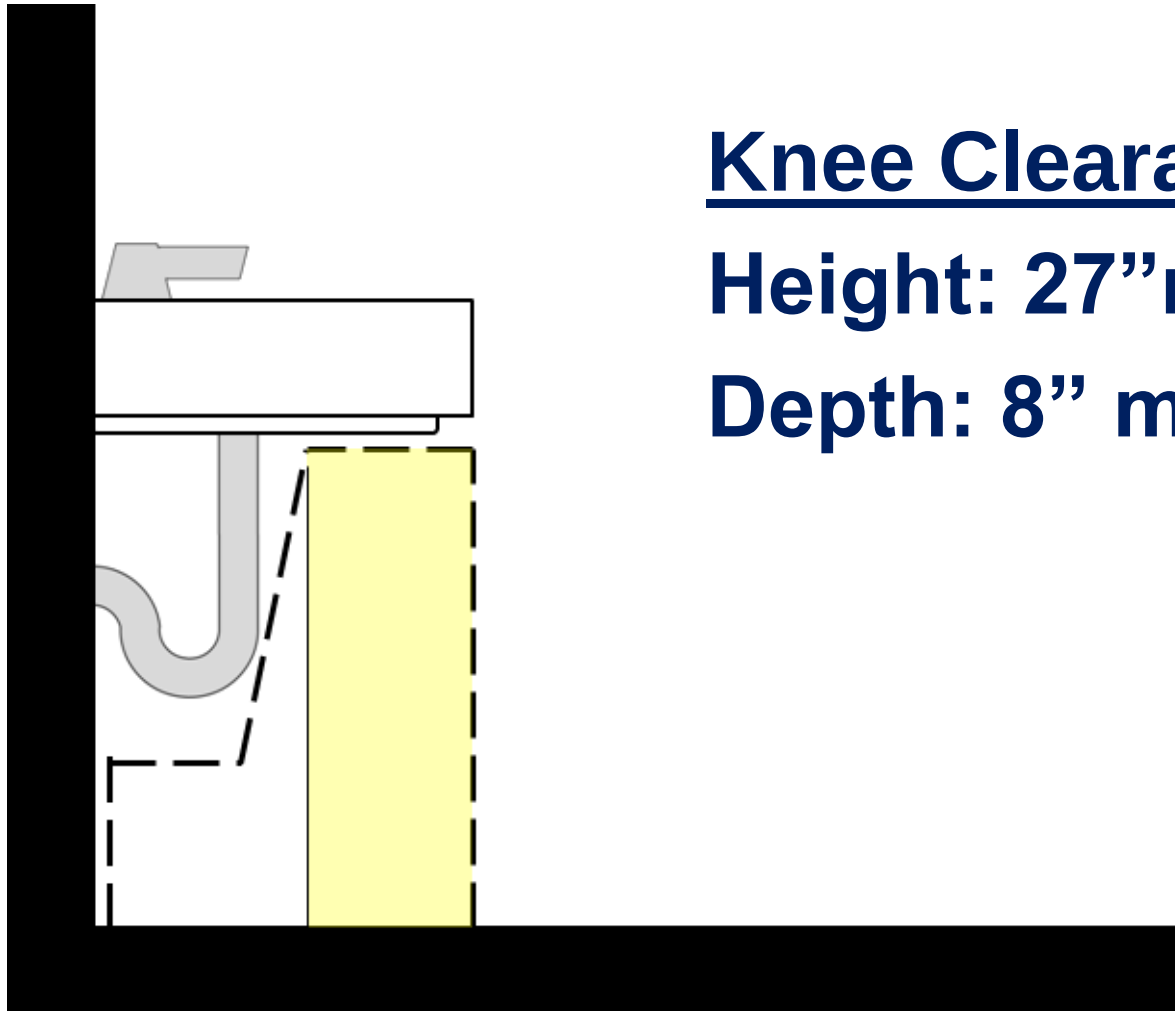
Knee/Toe Clearances

**Specified in Chapter 3
for all elements
(e.g., lavs, sinks,
counters, tables, etc.)**

Depth: 17" – 25"



Knee/Toe Clearances

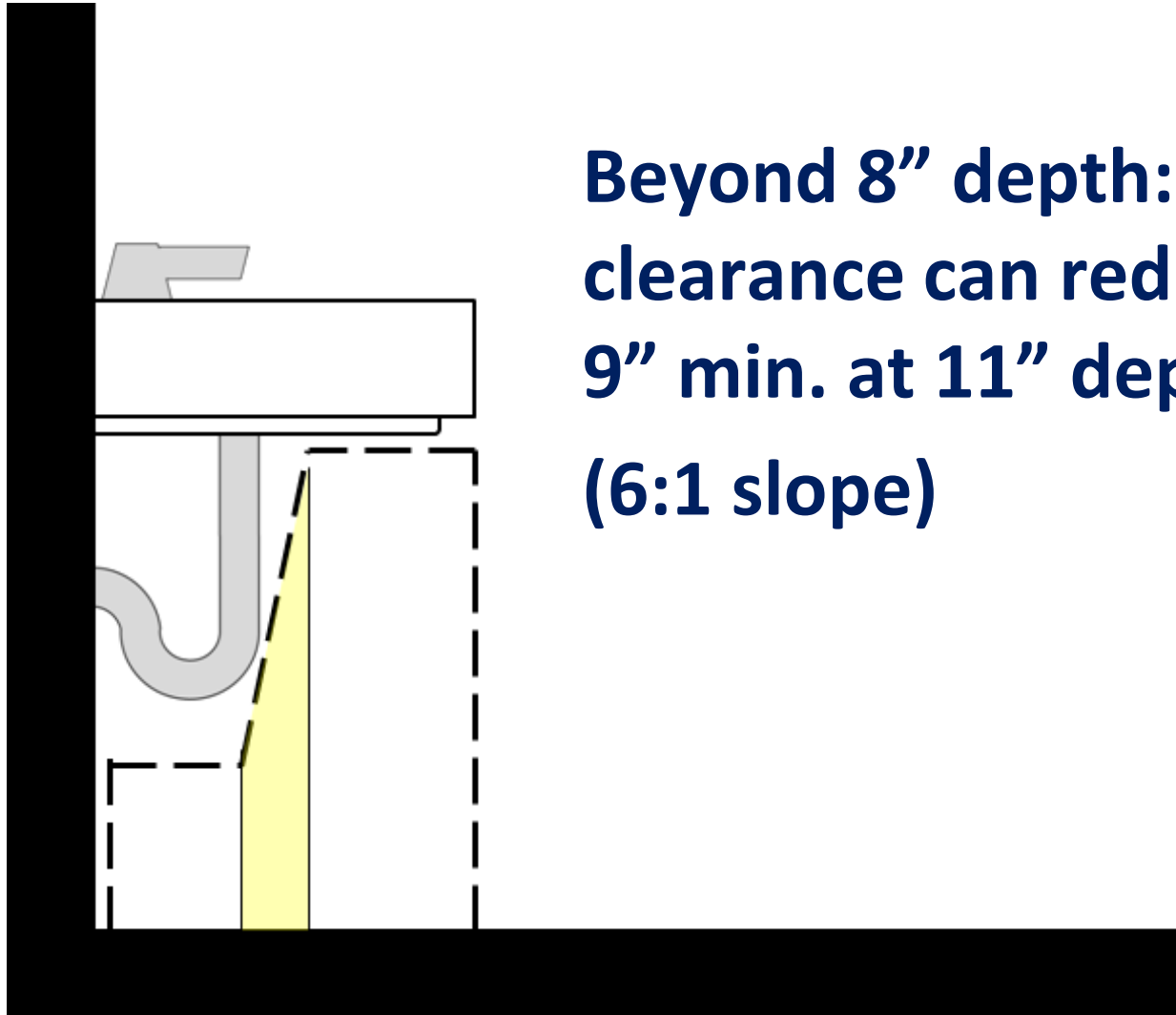


Knee Clearance:

Height: 27" min.

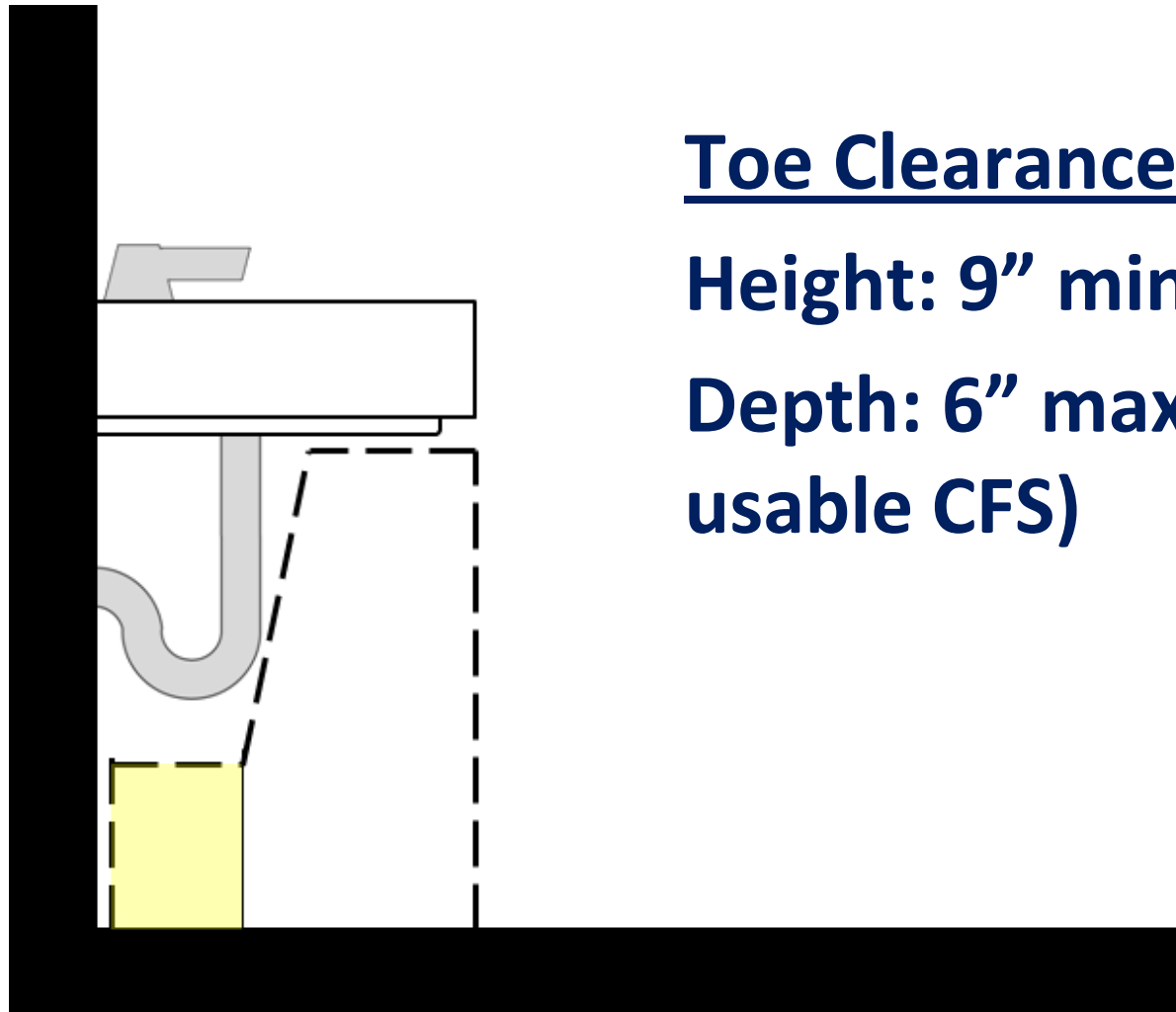
Depth: 8" min.

Knee/Toe Clearances



**Beyond 8" depth:
clearance can reduce to
9" min. at 11" depth
(6:1 slope)**

Knee/Toe Clearances



Toe Clearance:

Height: 9" min.

Depth: 6" max. (of
usable CFS)



CHAPTER 4

- Accessible Routes:
- Walking Surfaces
- Doors And Gates
- Ramps And Curb Ramps
- Elevators
- Platform Lifts



Accessible Routes

At Least One Accessible Route To Building Entrances From:

- **Streets And Sidewalks**
- **Transportation Stops**
- **Parking**
- **Passenger Loading Zones**

(Where Provided)

Accessible Route Scoping

Section 206



Americans with Disabilities
and Architectural Barriers
Accessibility Guidelines

July 23, 2004

UNITED STATES ACCESS BOARD
A FEDERAL AGENCY COMMITTED TO

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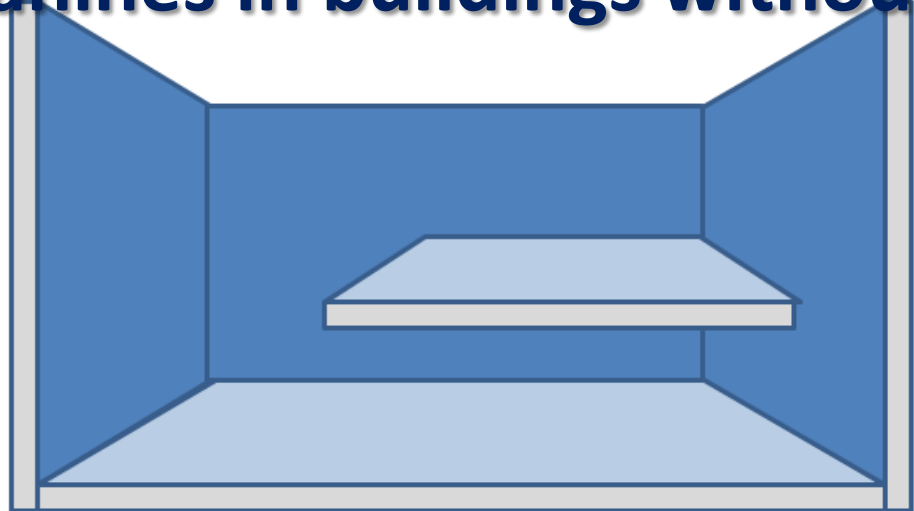
Accessible Routes

Clarifications:

if circulation path interior, AR must be interior

AR not req'd if no pedestrian route provided

AR not req'd to mezzanines in buildings without elevators



Exceptions (206.2.3)

AR between floors (“elevator exception”)

Private sector facilities only:



less than 3 stories
sf/ flr)

OR



less than 3,000

Exceptions (206.2.3)

Exception not allowed for:

Shopping centers/ malls

Professional offices of health care providers

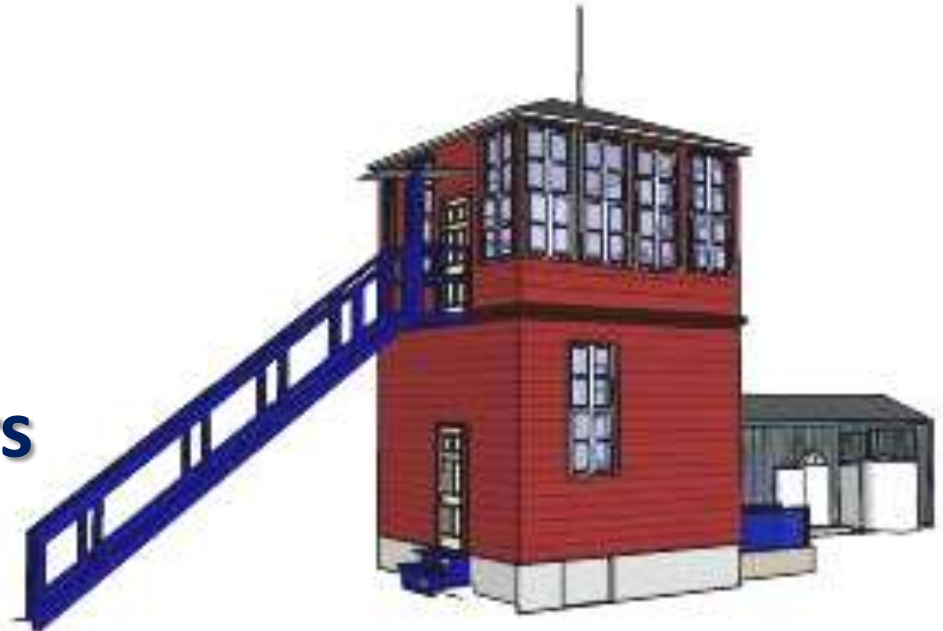
Terminal, depots, or stations used for public transportation

Exceptions (206.2.3)

New Exception For Public (Gov't) Buildings:

- 2 Story Only And
- 1 Floor Has: No Public Space AND Max. Occupancy Of 5

E.G. Train Dispatch
Or Boat Traffic Towers



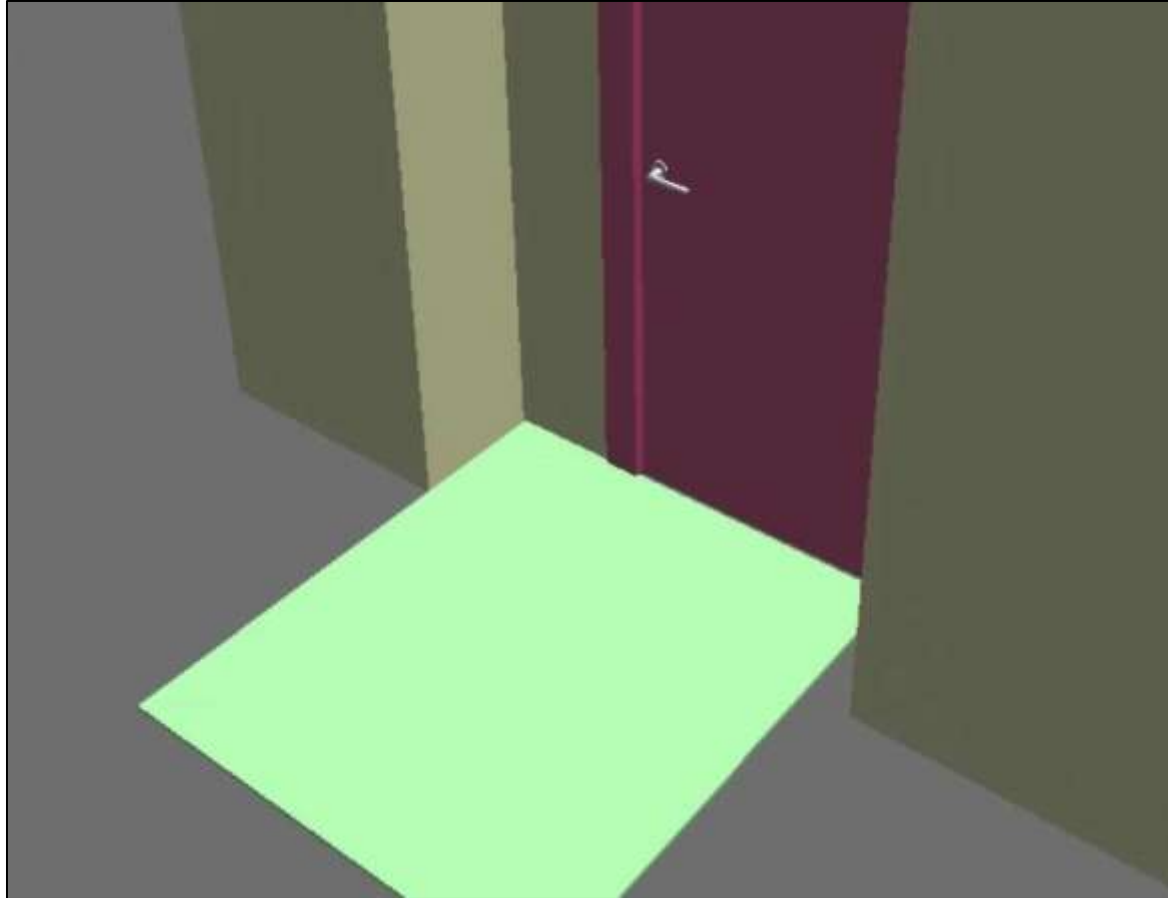
Exceptions (206.2.3)

Additional exceptions:

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



Doors and Gates



Recess: greater than 8"

(forward approach clearance flush with plane of door)

Doors and Gates

Other changes:

hardware height (34" – 48")

limited projections into clear width

closing speed

smooth surface (push side)

vision lights

Ramps

Slope: 1:12 Max.

Cross Slope: 1:48 Max.

Clear Width: 36" Min.

Rise: 30" Max.

Level Landings

Handrails (Both Sides)

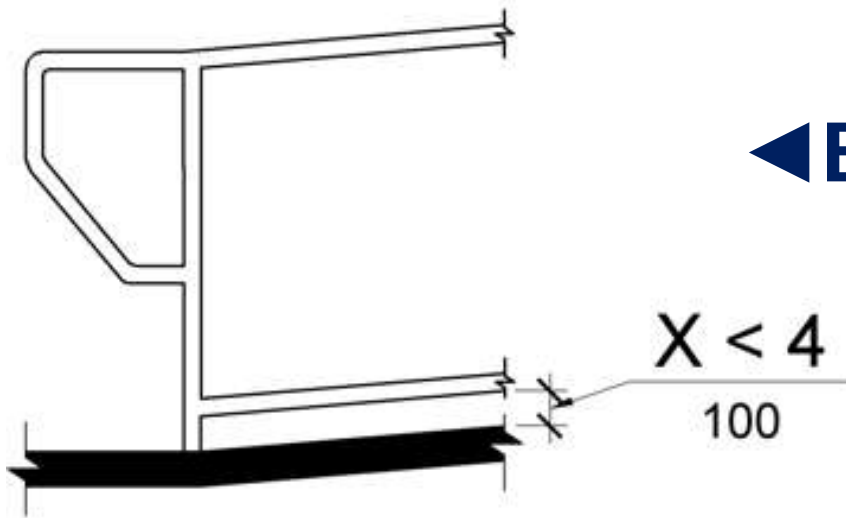
Edge Protection



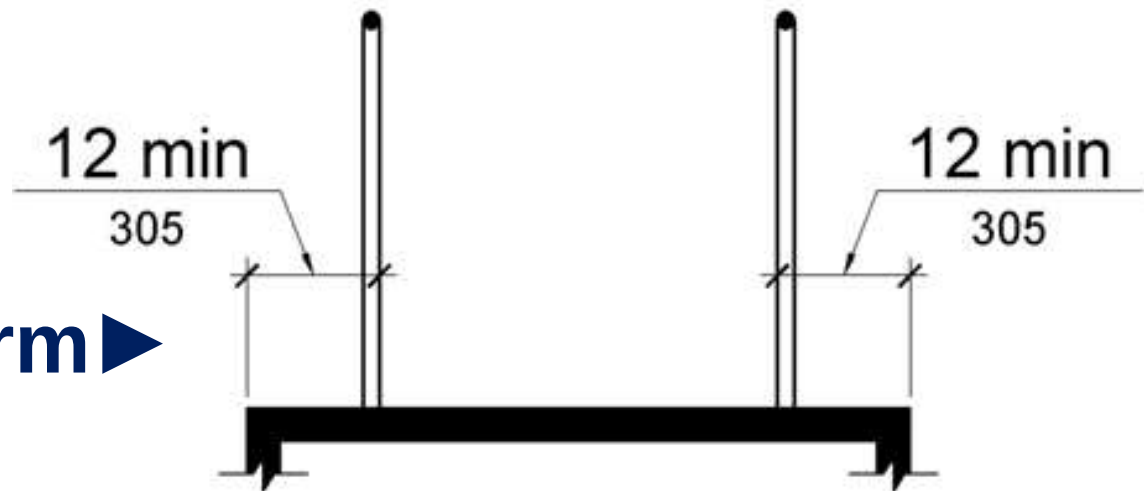
Ramps

Edge Protection

◀ Barrier (rail or curb)



Extended Platform ▶



Handrails

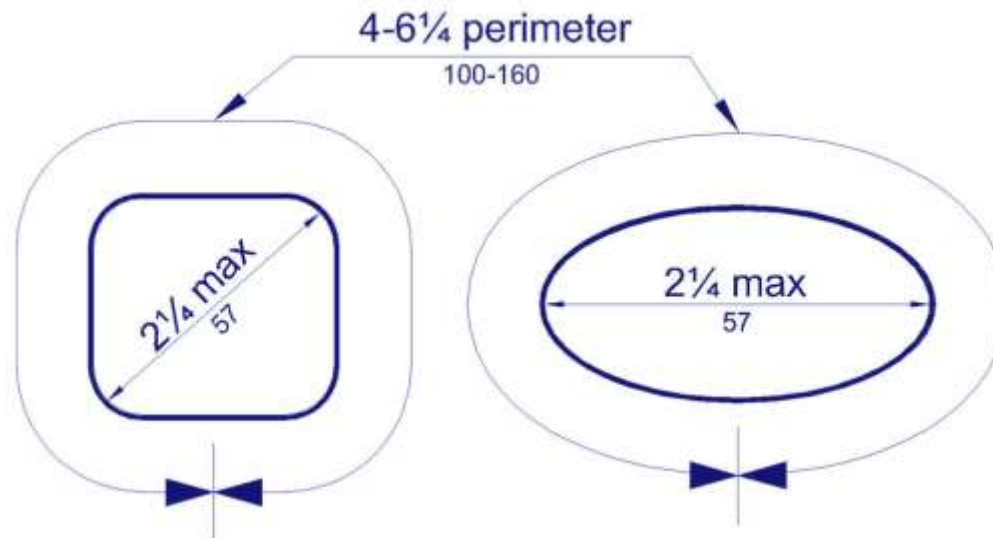
Ramps, Stairs, And Walkways

Knuckle Clearance: 1 ½" Min. (Not Absolute)

Diameter: 1 ¼" – 2" (Instead Of 1 ½" Max.)

Applies To Outer Diameter (Clarification)

Circular & Noncircular Cross Sections

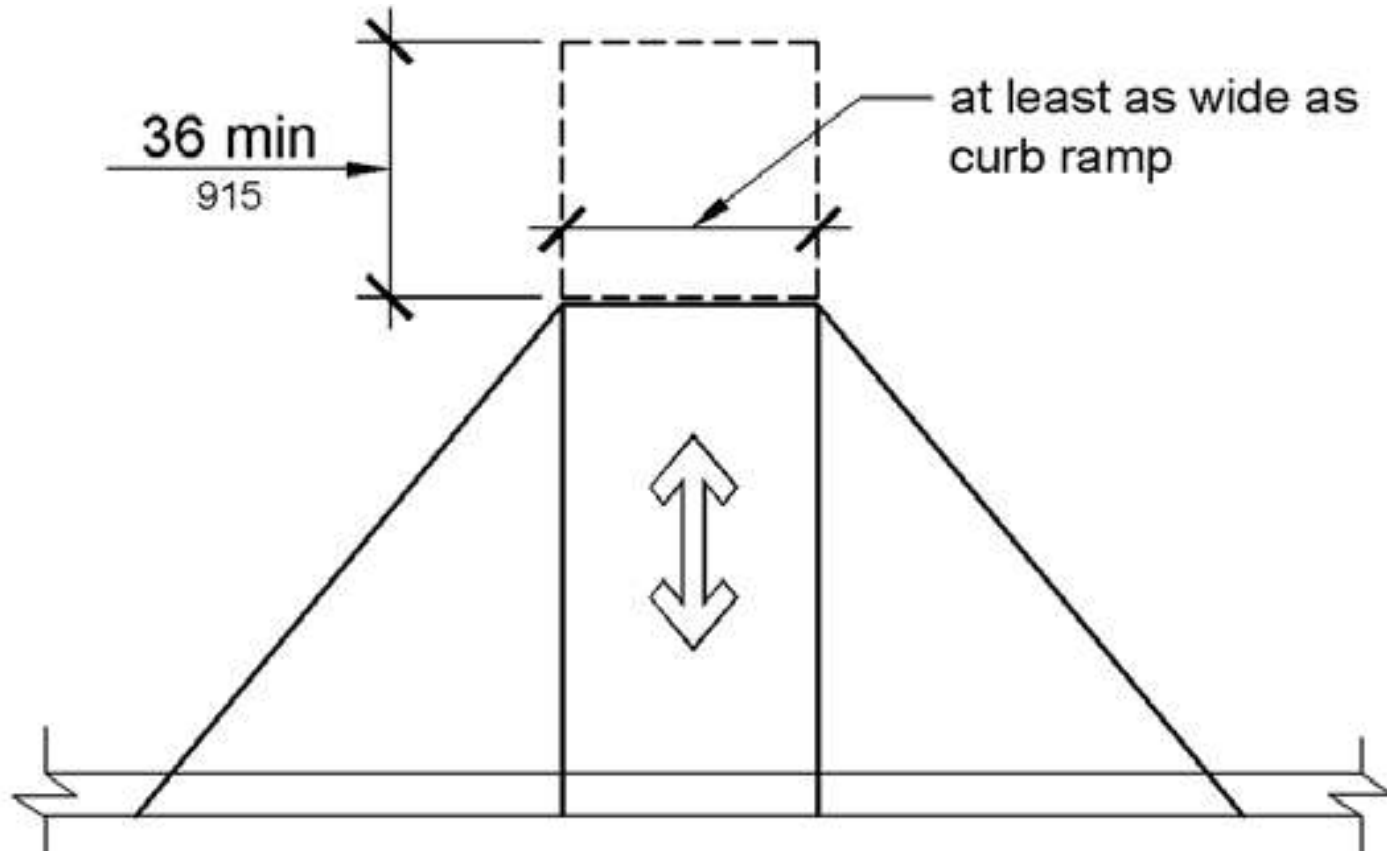


Handrails

Handrails must comply where provided along walkways



Curb Ramps



Landing 36" min. required at the top

Curb Ramps



Lack of space at top makes curb ramps difficult to use

Curb Ramps

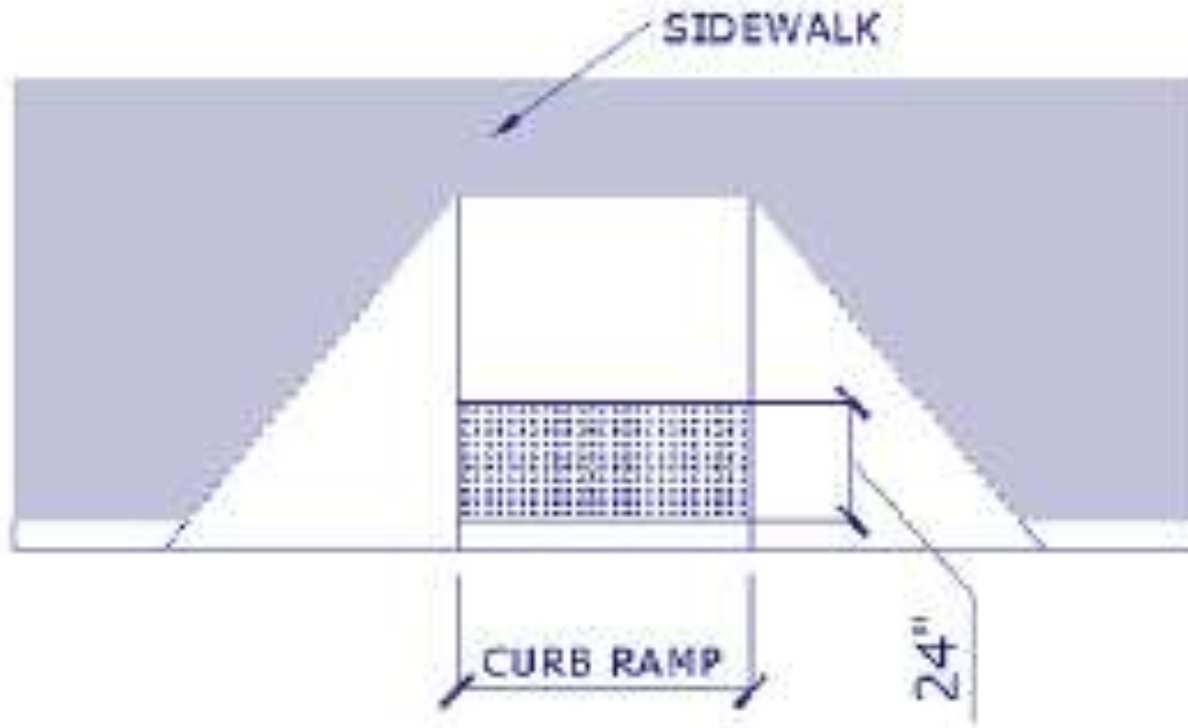
Detectable Warnings – required at:

- **Transit facilities (DOT standards)**
- **FHWY funded projects**
- **Other public sidewalks (strongly recommended)**
 - **Board to address in new ROW guidelines**



Curb Ramps

DWs – revised specifications available where provided (draft ROW guidelines)



Detectable Warnings

www.access-board.gov/adaag/dws/update.htm

ADAAG Requirements for Detectable Warnings March 2003 - Windows Internet Explorer

http://www.access-board.gov/adaag/dws/update.htm

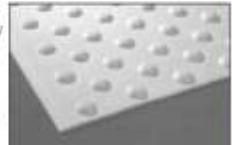
File Edit View Favorites Tools Help

ADAAG Requirements for Detectable Warnings

ADAAG | ADAAG Homepage | Home

March 2008

Detectable warnings, a distinctive surface pattern of domes detectable by cane or underfoot, are used to alert people with vision impairments of their approach to streets and hazardous drop-offs. The ADA Accessibility Guidelines (ADAAG) require these warnings on the surface of curb ramps, which remove a tactile cue otherwise provided by curb faces, and at other areas where pedestrian ways blend with vehicular ways. They are also required along the edges of boarding platforms in transit facilities and the perimeter of reflecting pools.



Suspension of Requirements (1994 - 2001)

The Board temporarily suspended the requirements for detectable warnings in 1994 due to concerns raised about the specifications, the availability of complying products, maintenance issues such as snow and ice removal, usefulness, and safety. This suspension applied to all requirements for detectable warnings except those at boarding platforms in transit stations. The departments of Justice (DOJ) and Transportation (DOT), which maintain enforceable standards based on ADAAG, joined the Board in this action. As a result, the requirements for detectable warnings were temporarily removed from the ADA standards. The suspension expired on July 26, 2001. Consequently, the requirements for detectable warnings at curb ramps and other areas are again part of ADAAG and the enforceable standards. Questions regarding the enforceability of these requirements should be directed to DOJ or DOT.

Update of the ADA Accessibility Guidelines

During the suspension, the Board sponsored further research on detectable warnings. The Board also conducted a comprehensive review of ADAAG in an effort to update its requirements. In addition, it resumed work on developing a supplement to ADAAG specific to public rights-of-ways. Because issues concerning the use of detectable warnings are most relevant to public streets and sidewalks, the Board determined that provisions for detectable warnings on curb ramps should be addressed in rulemaking on public rights-of-ways rather than facilities on sites. As a result, the Board did not include requirements for detectable warnings at curb ramps (or hazardous vehicular areas and reflecting pools) in its proposal to update ADAAG.

Rulemaking on Public Rights-of-Ways

Currently, the Board is in the process of developing guidelines on public rights-of-ways that, once finalized, will supplement the new ADAAG. While ADAAG covers various features common to public streets and sidewalks, such as curb ramps and crosswalks, further guidance is necessary to address conditions unique to public rights-of-way. Constraints posed by space limitations at sidewalks, roadway design practices, slope, and terrain raise valid questions on how and to what extent access can be achieved. Guidance on providing access for blind pedestrians at street crossings is also considered essential.

In June 2002, the Board released guidelines on public rights-of-way in draft form and made them available for public comment. Through this release, the Board sought information and feedback, including usability and cost data, for its use in developing a proposed rule, which will provide an additional opportunity for comment in the future. The Board released a revised draft in November 2005 based on the comments received. The guidelines are based on recommendations the Board received from an advisory body it had chartered, the Public Rights-of-Way Access Advisory Committee. This committee included representation from disability organizations, public works departments, transportation and traffic engineering groups, design professionals and civil engineers, government agencies, and standards-setting bodies. The committee's recommendations, which are contained in a report, "Building a True Community," include new specifications for detectable warnings.

The draft guidelines, consistent with the advisory committee's recommendations, would revise the technical criteria. The revised specifications are responsive to concerns that had been raised about the impact of the truncated dome surface on wheelchair maneuvering. The Board believes that the draft revised specifications, which permit wider dome spacing, an in-line grid pattern, and smaller surface coverage at curb ramps (24 inches instead of the full ramp length, set back from the curbline) will improve usability of surfaces without affecting detectability.

Additional rulemaking steps, including another public comment period, must be completed before the Board can finalize the rights-of-way guidelines. At this time,

Done

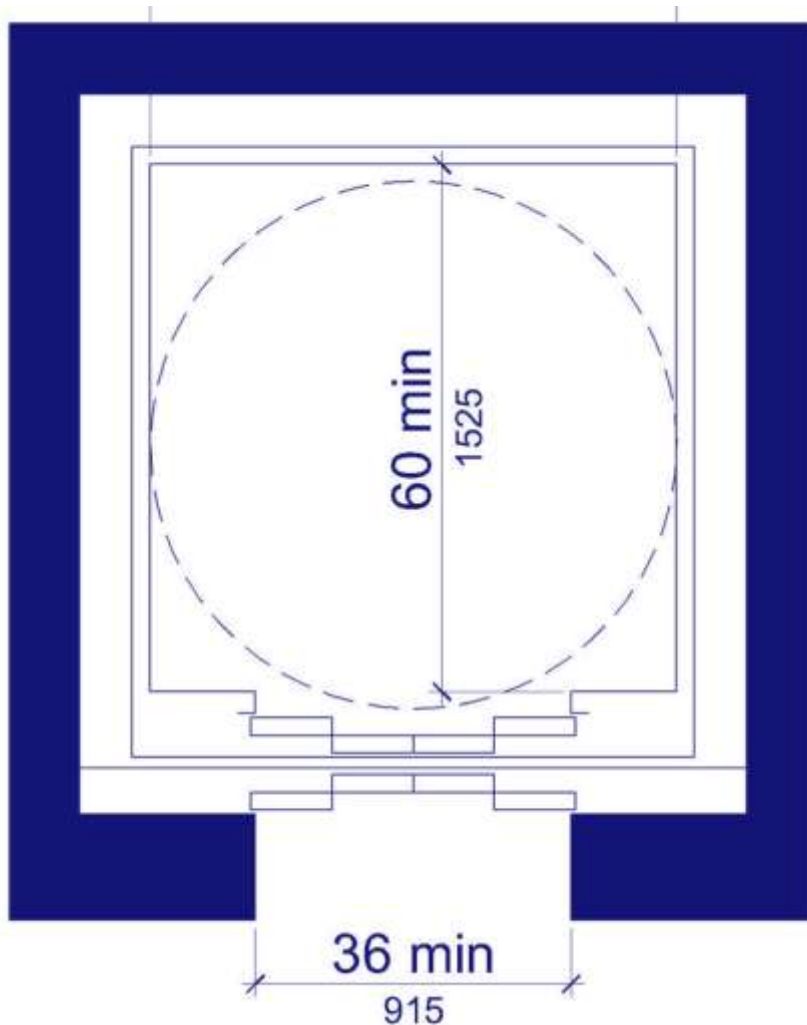
start Microsoft PowerP... Sprint Mobile Em... ADAAG Requirem...

Internet 100% 11:07 AM

Elevators

- **Standard Elevators**
- **Destination-Oriented Elevators**
- **Existing Elevators (alterations)**
- **Limited Use/ Limited Application Elevators (LULAs)**
- **Private Residence Elevators**

Standard Elevators



Car sizes – more alternatives

designs providing turning space within car recognized

CHAPTER 5

- General Site & Building Elements
- Parking
- Passenger Loading Zones
- Stairways
- Handrails

Parking



Clarifications:

Scoping Calculated Lot-by-lot

**Exempt: Parking For Buses, Trucks, Delivery
And Law Enforcement Vehicles, Impound**

Marking Of Access Aisles

Sign Height (60" Min.)

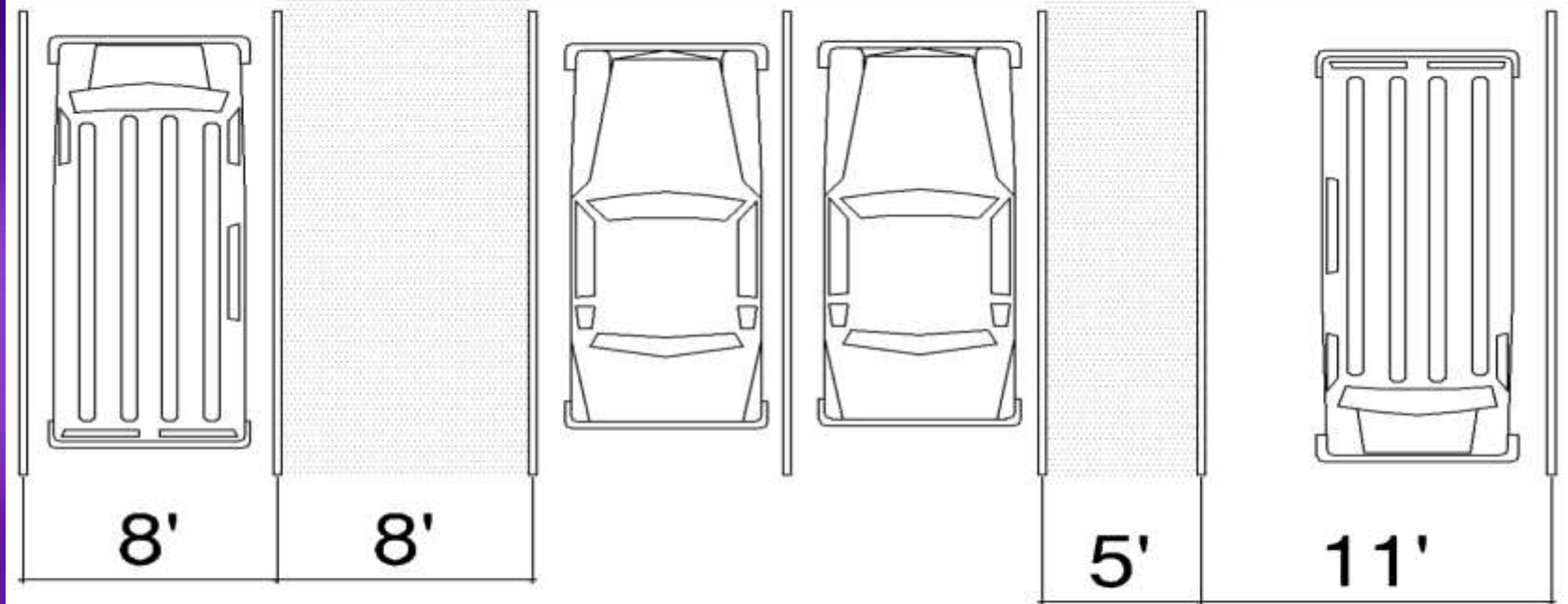
Angled Vans Spaces (Aisle On Passenger Side)

Parking

**Van Spaces: 1 of 6 accessible spaces
(instead of 1:8)**



Parking (208)



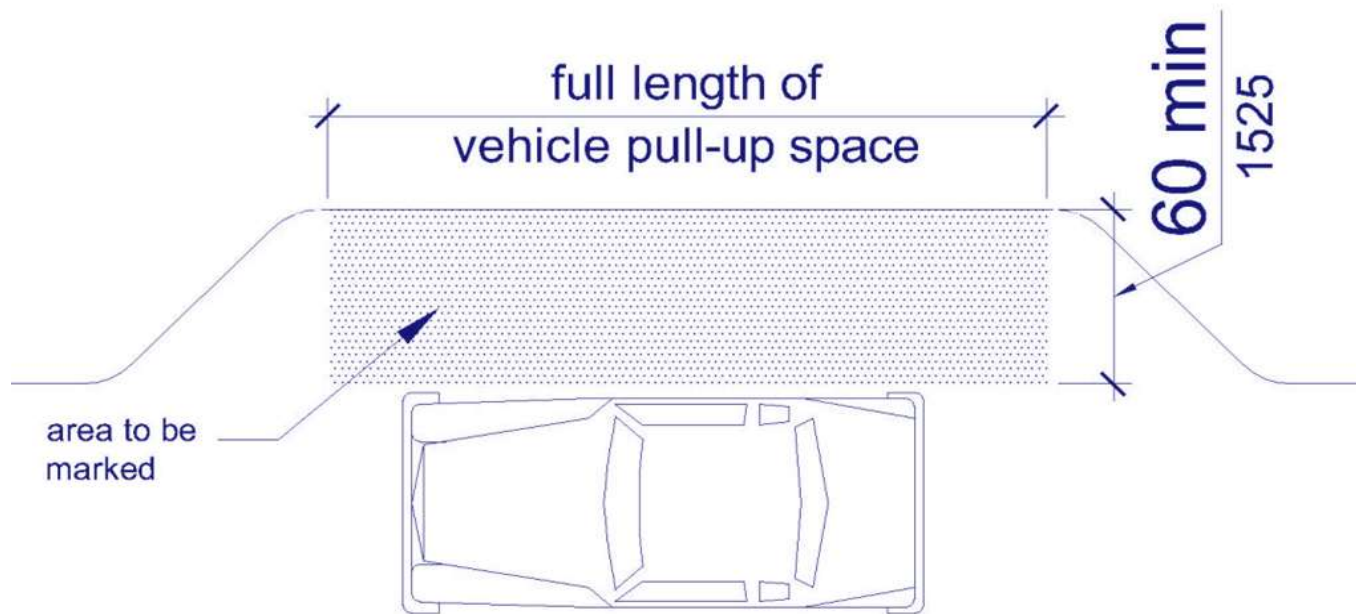
Van Parking

Passenger Loading Zones



**At least 1 for every 100 linear ft. of
loading zone space provided**

Passenger Loading Zones



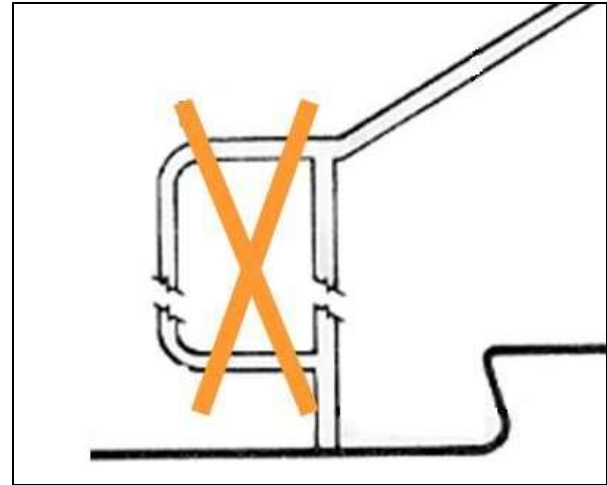
Aisles - Same Level As Pull-up Space

Aisles To Be Marked

No Level Changes In Space Or Aisle

Stairways

**Covered: all stairs that are part of means of egress
(exceptions for altered and assembly stairs)**



- **Removed: level 12" h-rail extension at bottom**
- **Riser height (4"-7")**

CHAPTER 6

- **Plumbing Elements & Facilities:**
- **Drinking Fountains**
- **Toilet & Bathing Rooms**
- **Water Closets, Toilet Compartments, Urinals**
- **Lavatories & Sinks**
- **Bathtubs & Shower Compartments**
- **Washing Machines & Clothes Dryers**
- **Saunas & Steam Rooms**

Drinking Fountains

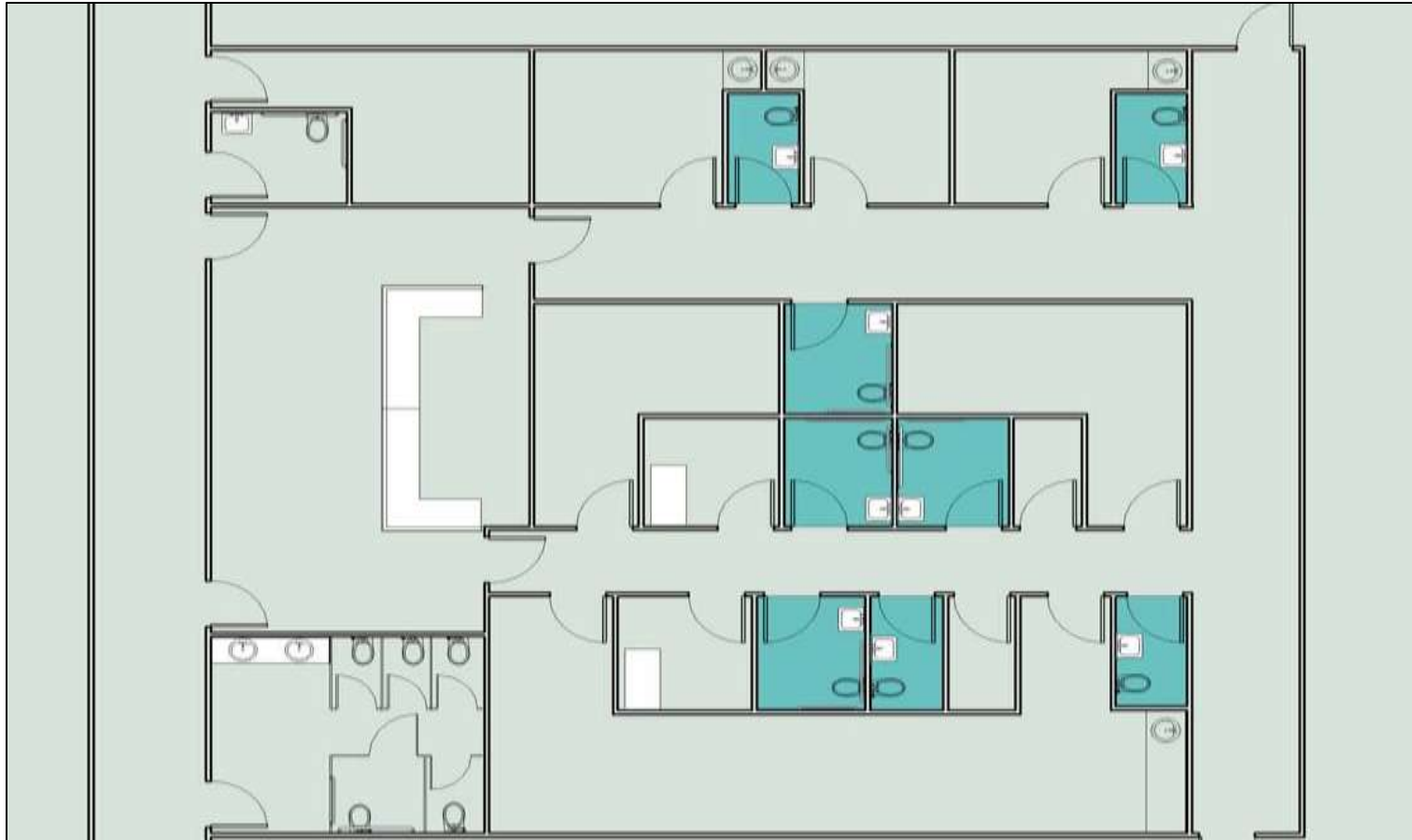
Where Provided At Exterior Site Or Floor, 2 Units Required (Wheelchair & Standing Access)

Alternative: Single “Hi-lo” Unit Multiple Installations: 50% Of Each Type (Can Round Up Or Down)



Clustered Toilet Rooms

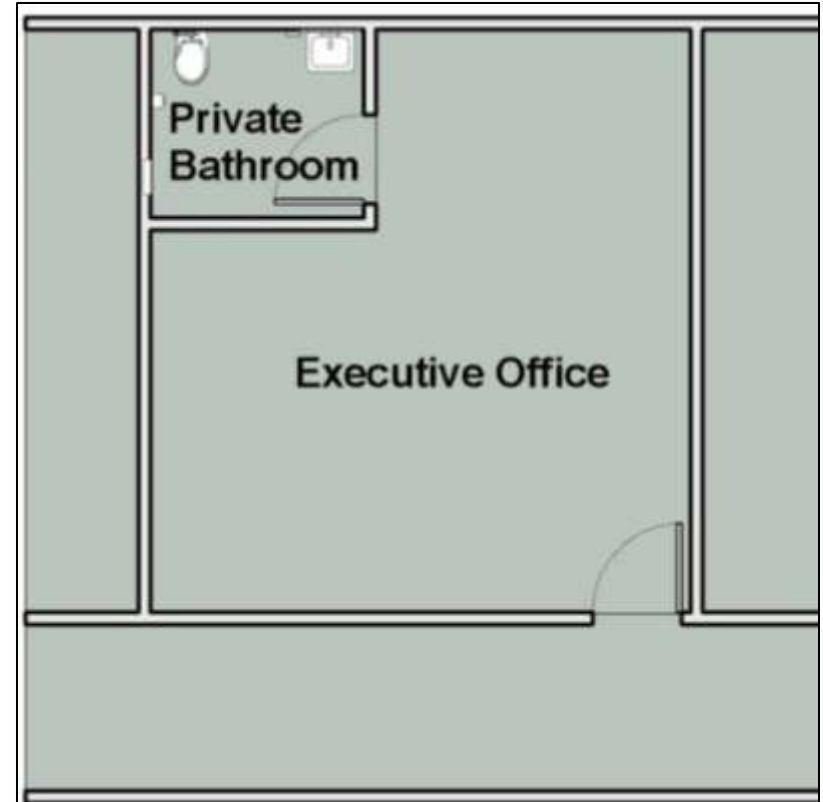
50% Scoping For Single User Toilet Rooms Clustered At One Location That Serve Same Users



Private Toilet Rooms

“Adaptability” Permitted:

- **Private Use**
- **Single Occupant**
- **Accessed Only Through Private Office**



Private Toilet Rooms

Clarified That Adaptability Allows:

- **Later Provision Of Grab Bars
(Reinforcement/ Blocking)**
- **Alternative Toilet Seat & Lavatory Heights**
- **Removable Base Cabinetry At Lavs**
- **Door Swing Into Fixture Clearances
(Where Swing Can Be Reversed)**

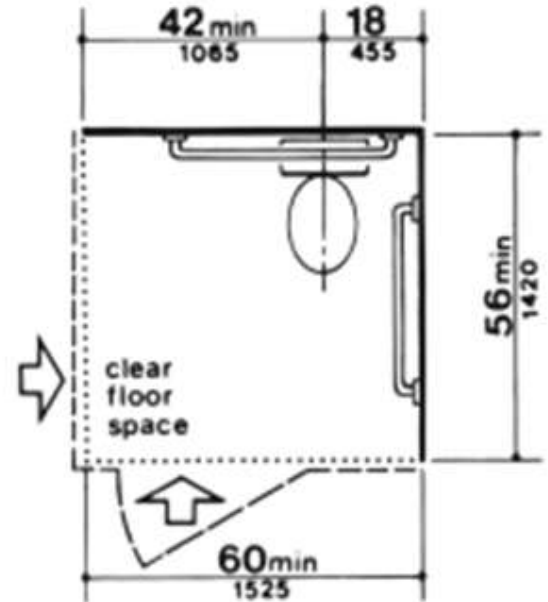
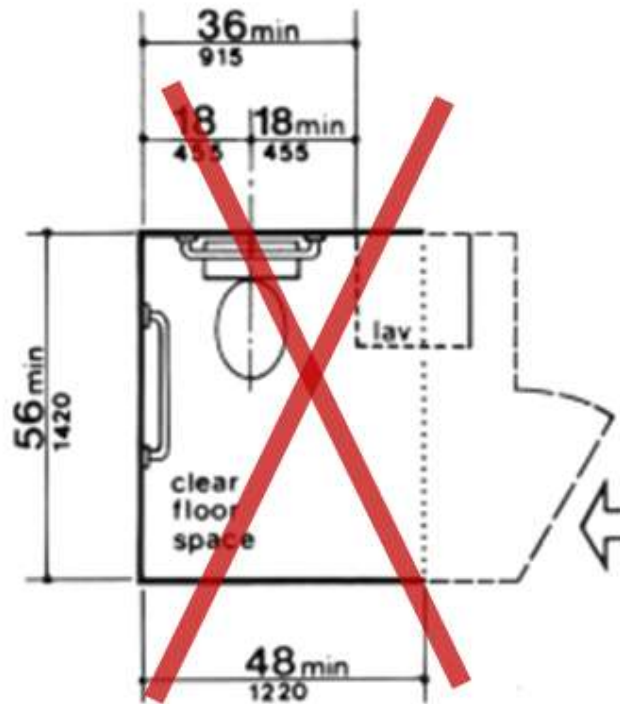
Water Closet Clearance

Lavatory overlap no longer permitted

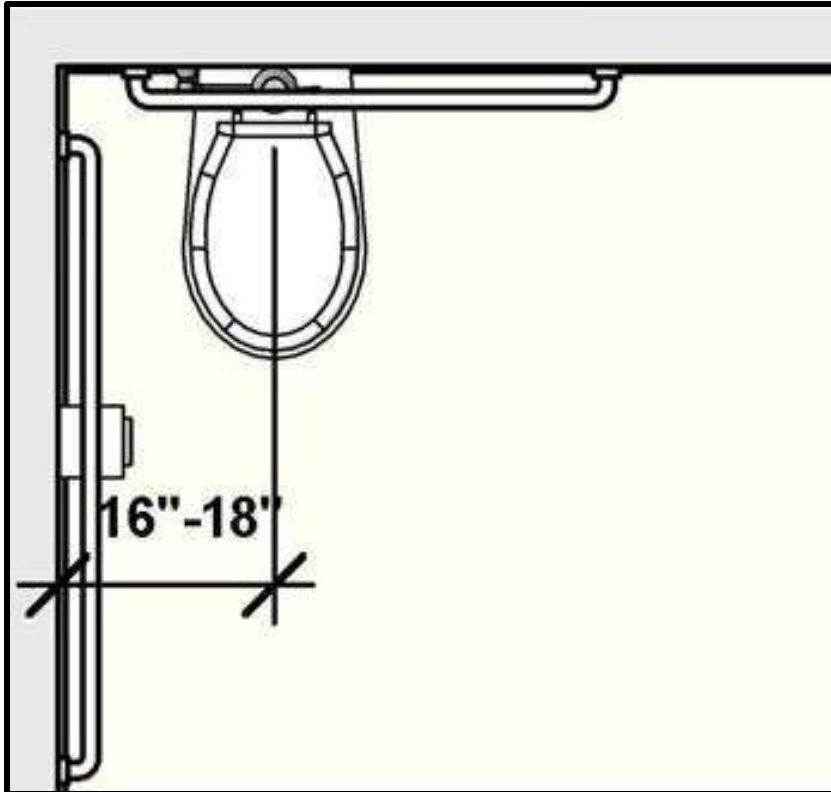


Water Closets

Original ADAAG (fig. 28) permitted overlap



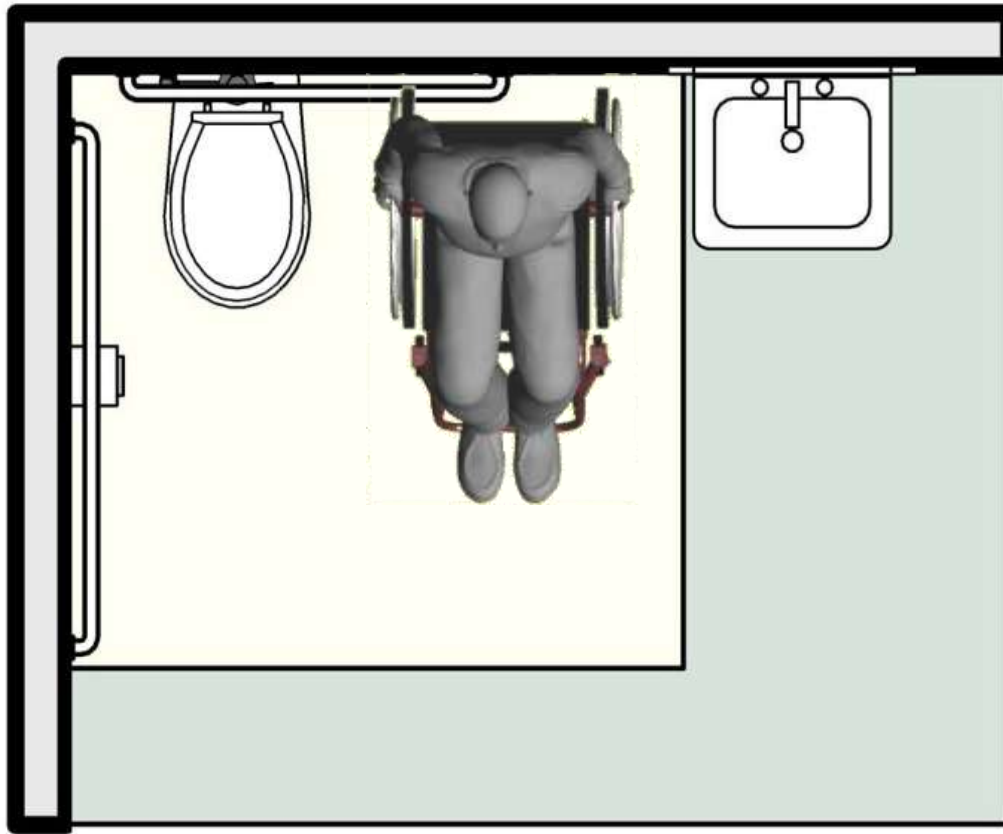
Toilet Rooms



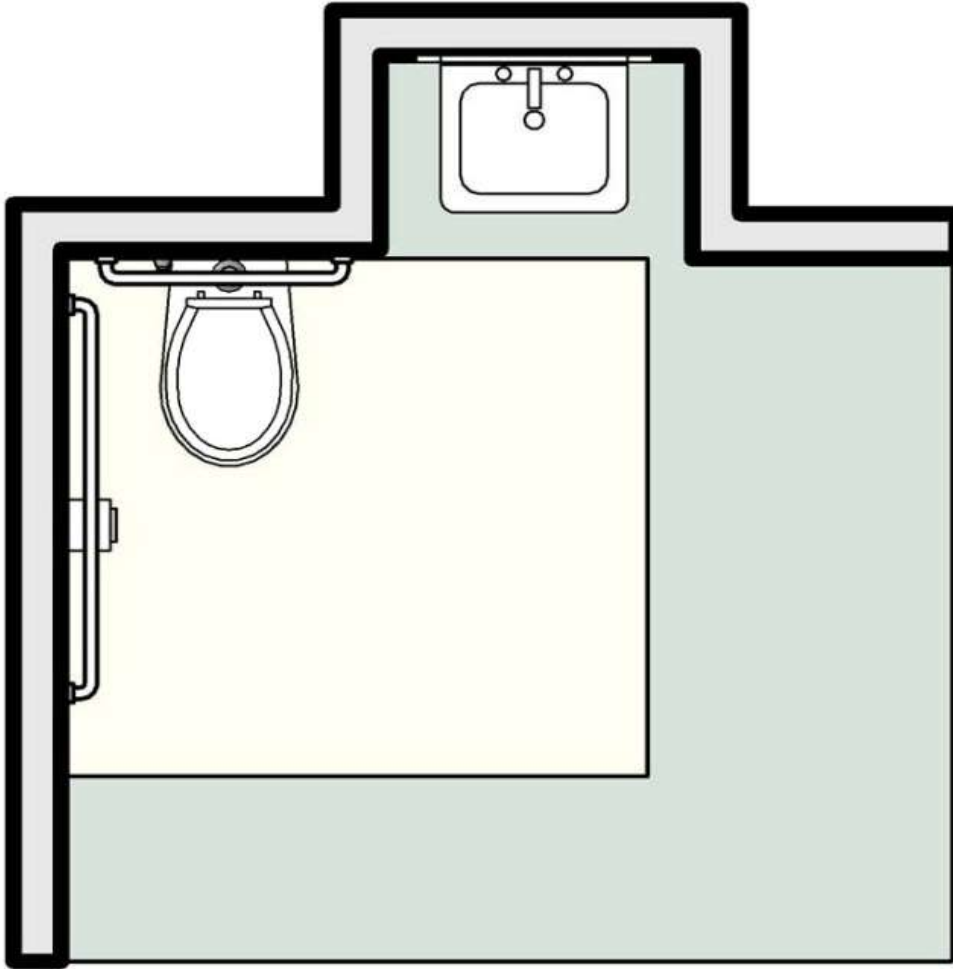
- Range for toilet centerline
- lavatory cannot overlap toilet clearance (except in dwelling units)

Toilet Rooms

Allows space for side transfers

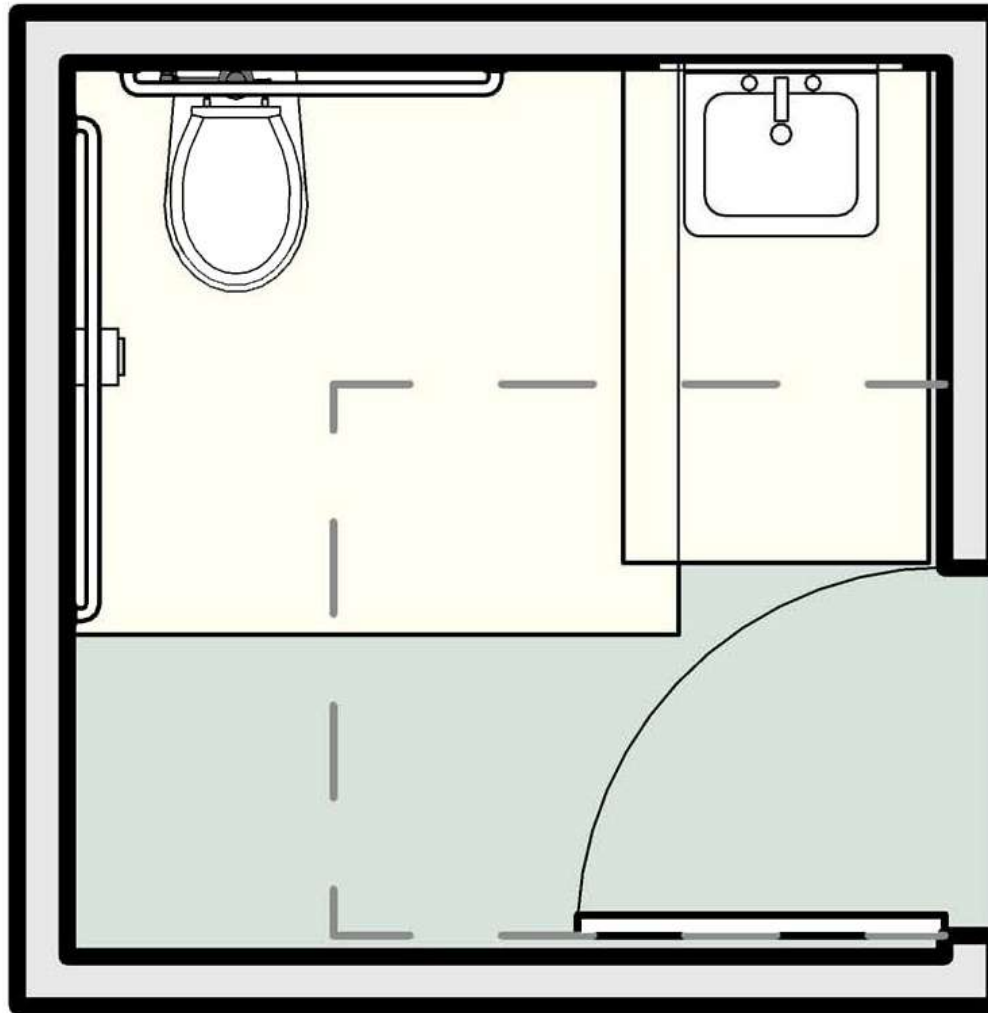


Toilet Rooms



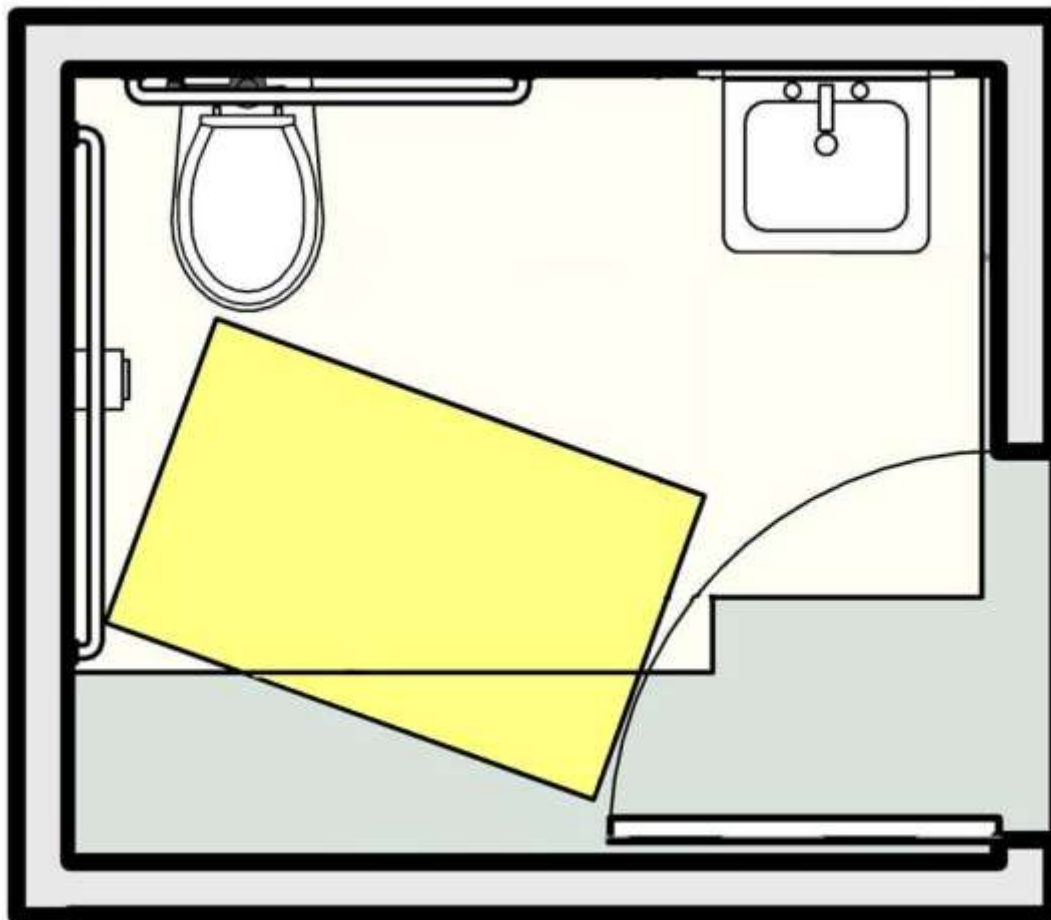
- fixtures can be recessed
- shorter (24" min.) rear grab bar allowed in this case

Toilet Rooms



Door man. clearance; swing outside fixture clearances

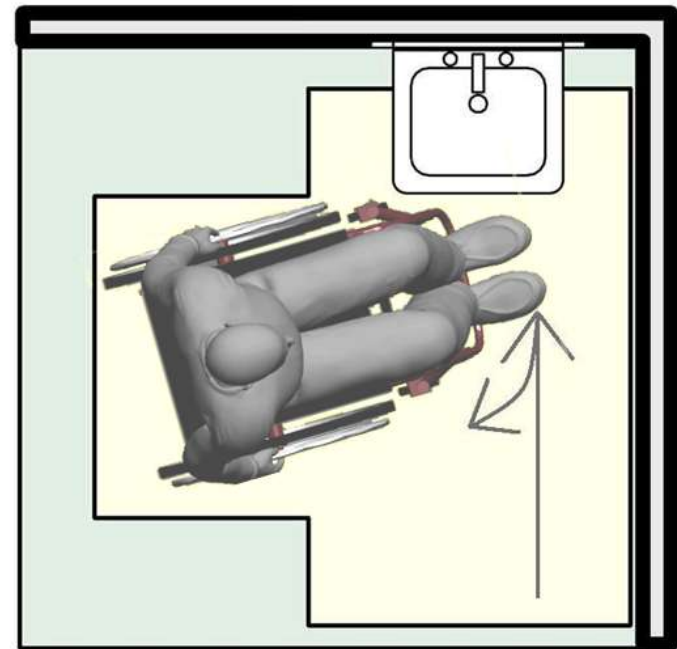
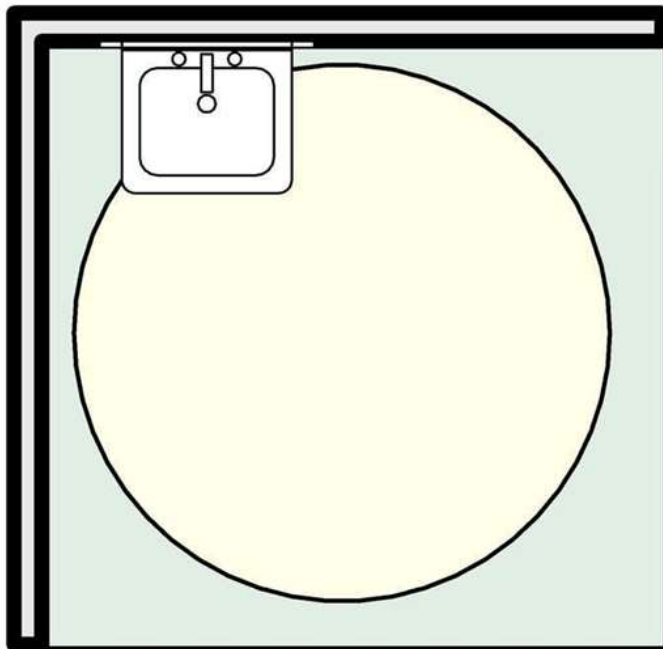
Toilet Rooms



Doors Can Swing Into Fixture Clearances If Clear Floor Space (30" X 48" Min.) Provided Outside Swing

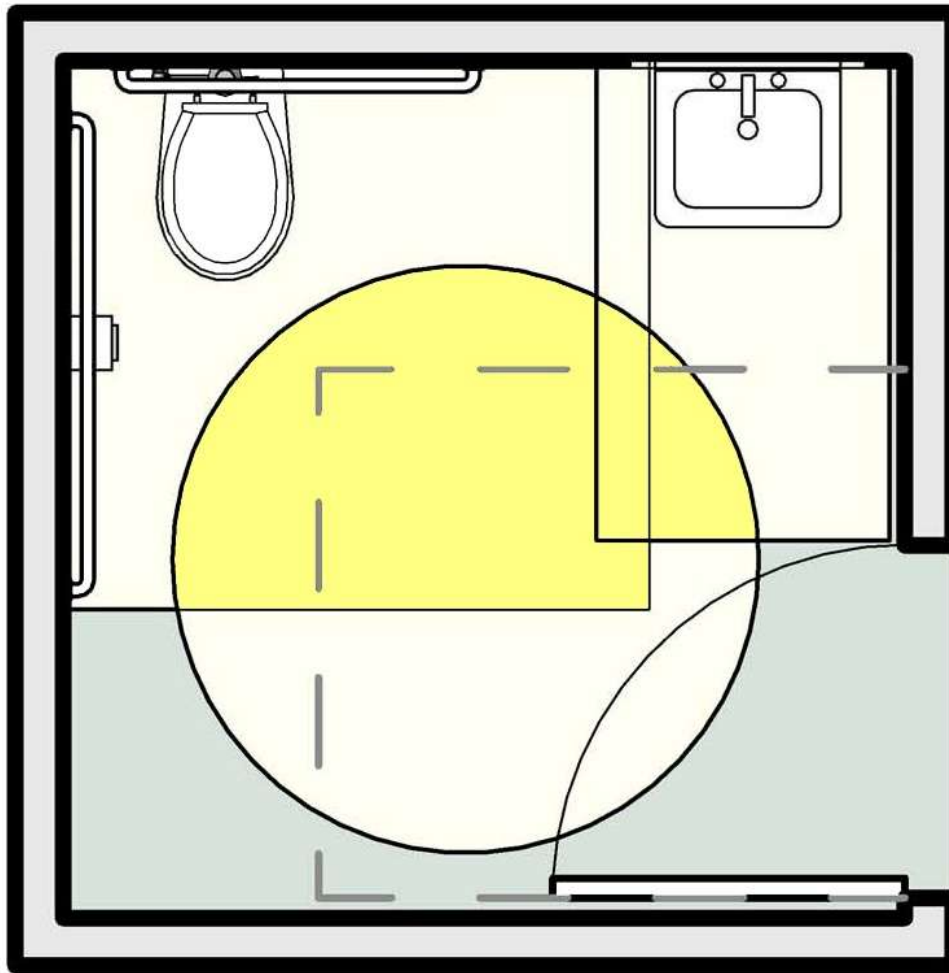
Turning Space

**60" Diameter Circle Or "T" Turn
(Elements With Knee/Toe Clearance Can**



**T-turn: Overlap Limited
To One Segment**

Toilet Rooms

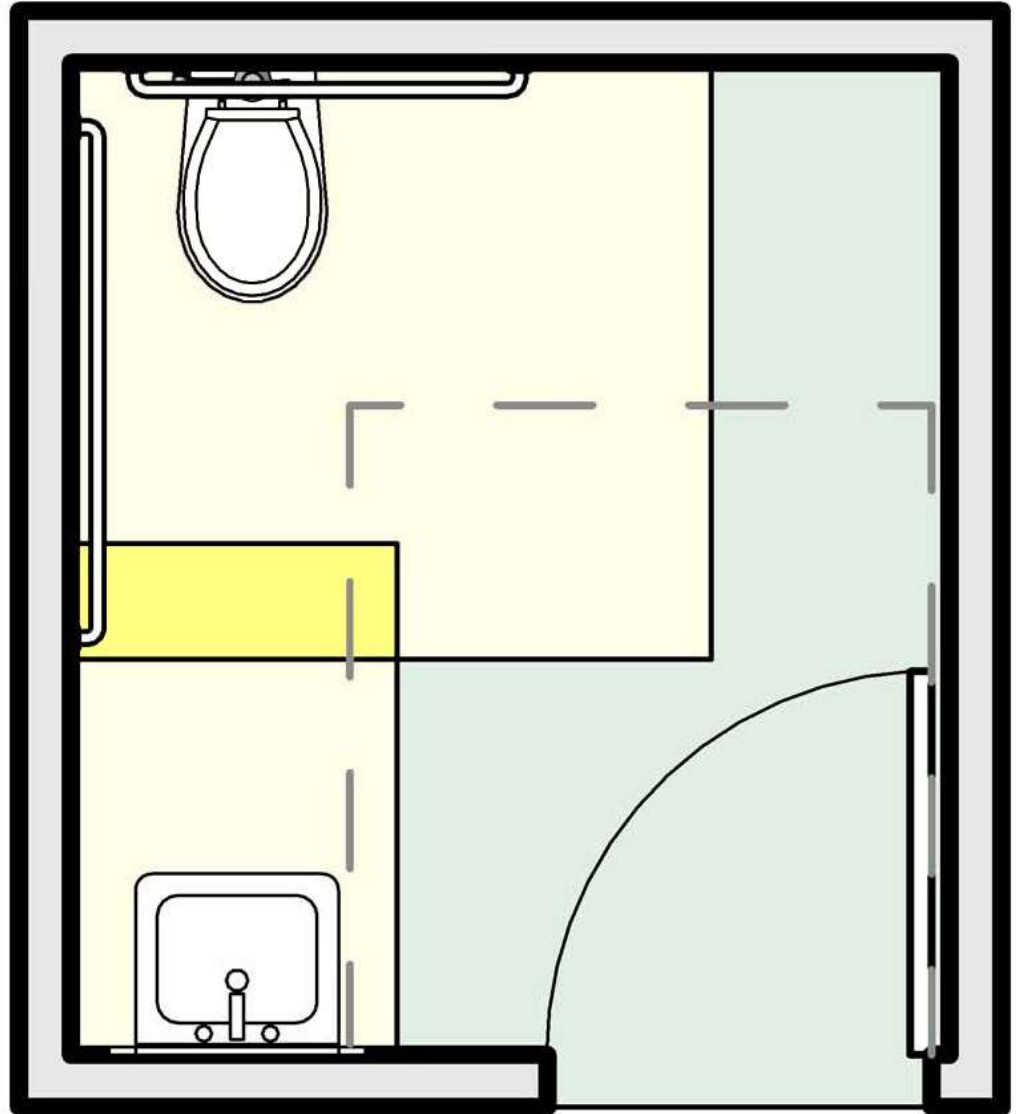


Turning Space Can Overlap Fixture & Door Clearances; Door Can Swing Into Turning Space

Toilet Rooms

**Same Requirements
Apply For Any Design/
Configuration**

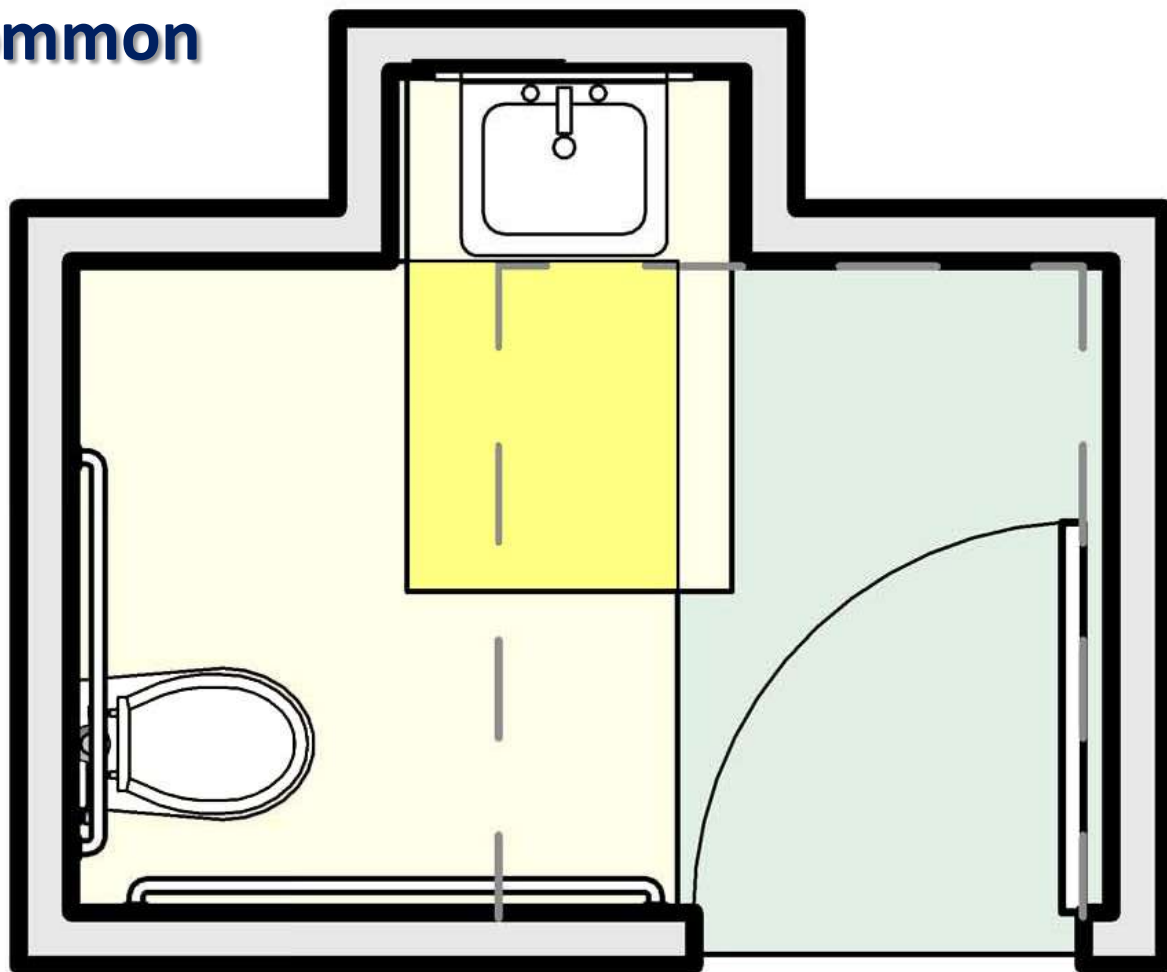
**(Turning Space Not
Shown)**



Toilet Rooms

... Including Less Common
Designs

(Turning Space Not
Shown)



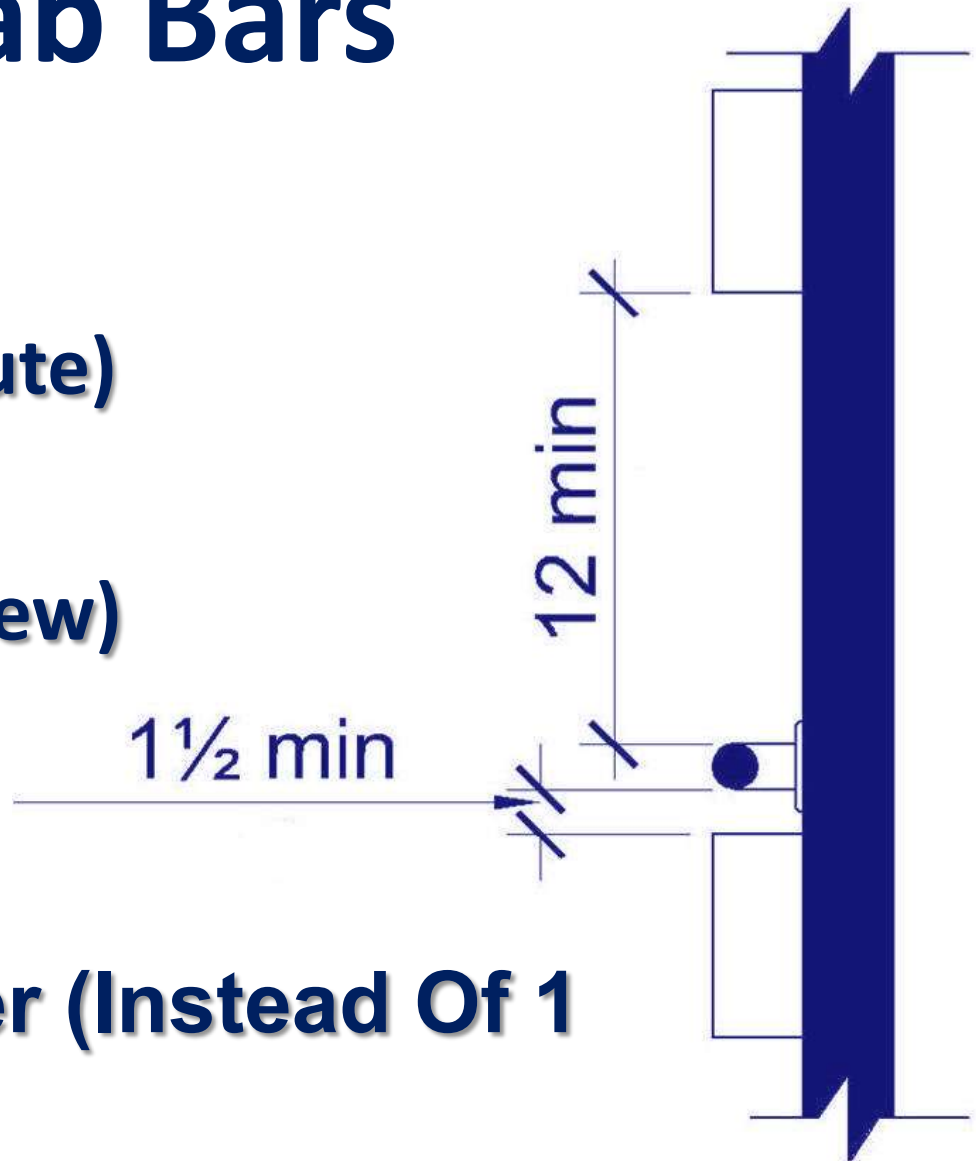
Grab Bars

Clearances:

1 ½" Behind (Absolute)

1 ½" Min. Below

12" Min. Above (New)



Other Changes:

- **2" Max. Diameter (Instead Of 1 ½")**
- **Circular And Non-circular Cross Sections**

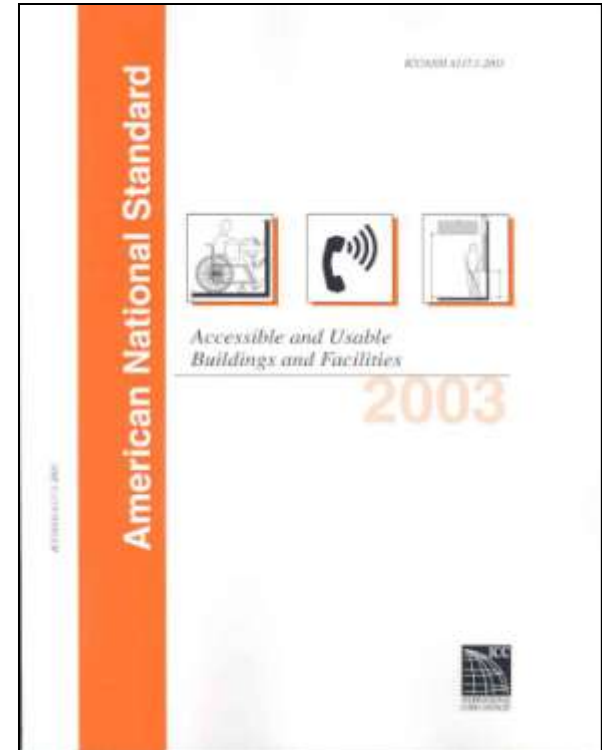
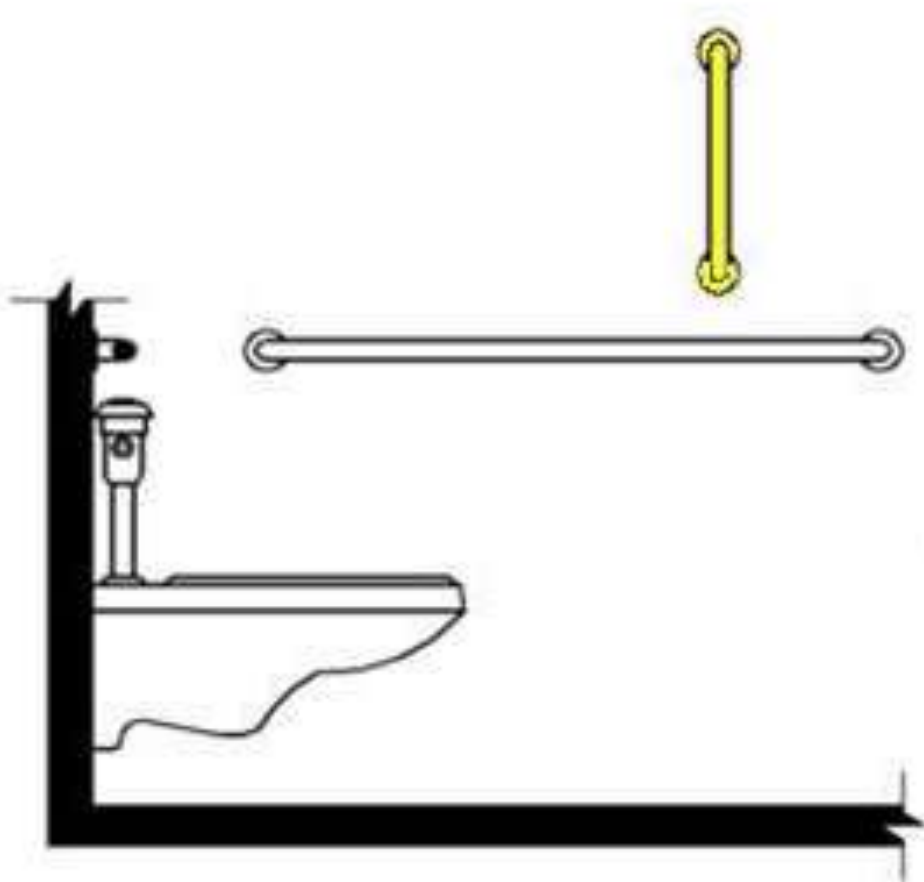
Grab Bars



**Clearances At Grab
Bars Help Ensure
Usability**

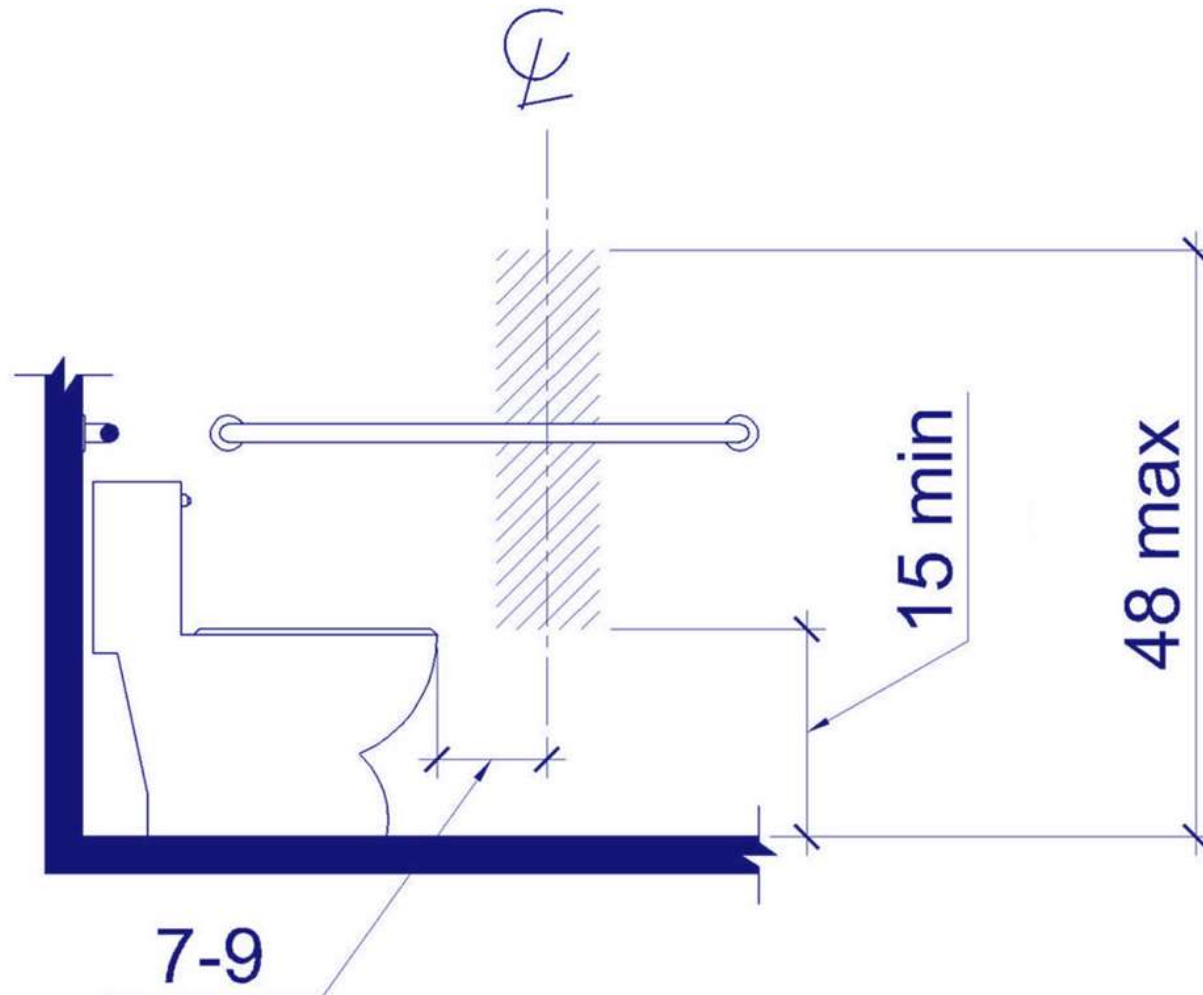
Grab Bars

**ANSI A117.1 requires 18" min. vertical grab bar
(ADA and ABA guidelines do not)**



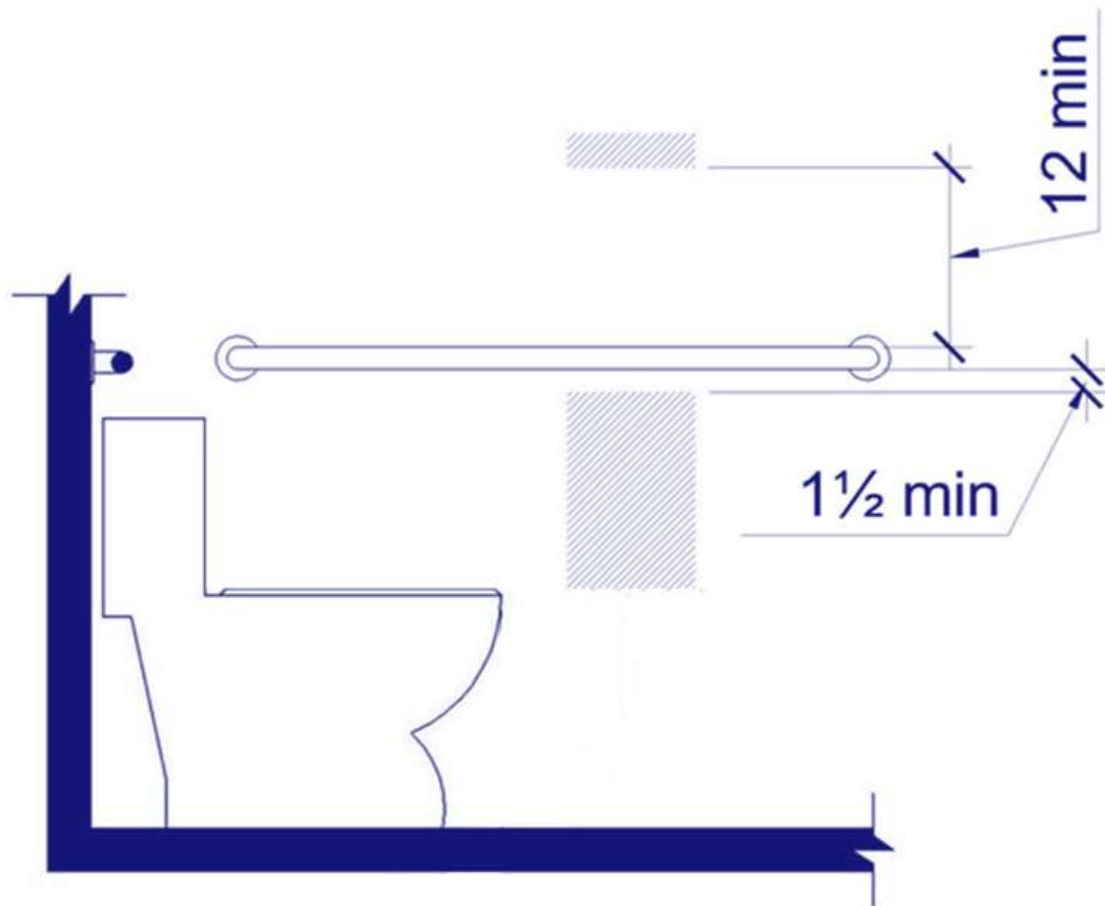
TP Dispenser

Dispenser location



TP Dispenser

grab bar height (33"-36") and clearances further
limit location of non-recessed dispensers



Children's Toilets

**Alternate Specifications
Permitted For Toilets
Designed For Children
12 & Younger**



Children's Toilets

**Advisory information provides guidance
according to age group**

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

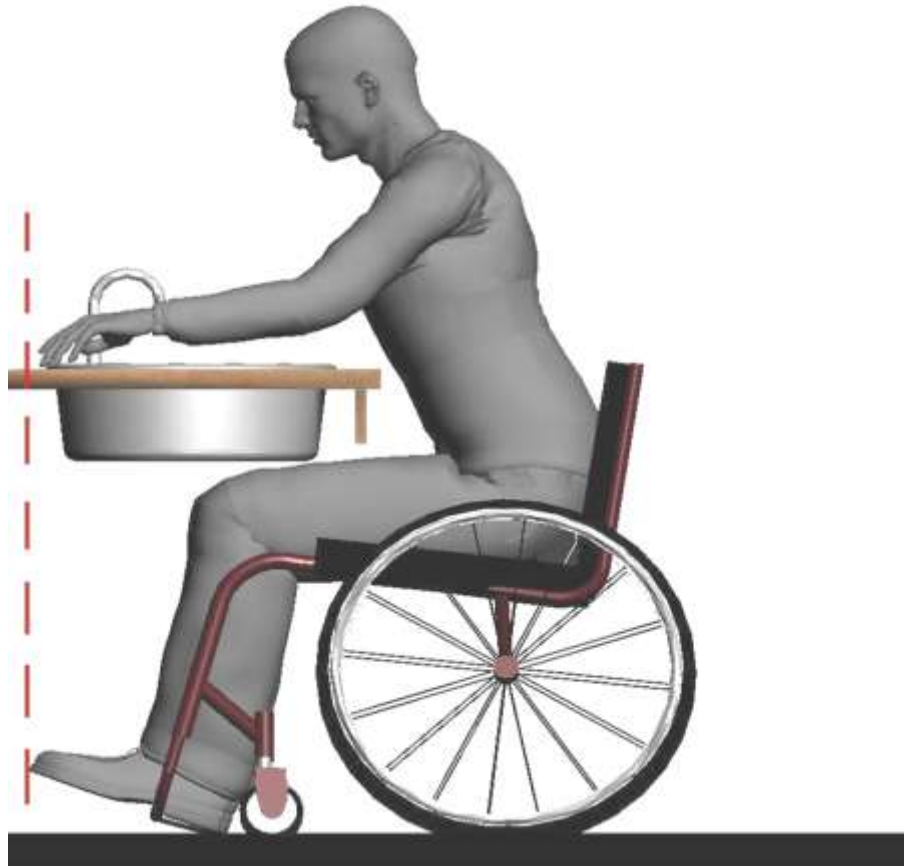
Lavatories and Sinks

- **Apron Clearance (29" Min.) Removed**
- **Parallel Approach - Kitchen Sinks In Spaces Without Cook Tops/ Ranges**
- **Removable Cabinetry:
Allowed In Dwelling Units
(If Certain Conditions Met)**



Lavatories

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



Lavatories

Tip: Avoid Hospital Style Lavs With Deep Projections



They Take Up More Space And Require A Greater Reach To Faucet Controls And Dispensers

Sinks

Public/ Common Use: Full Access To 5%

- Classrooms
- Research Laboratory
(If Used For Instruction)
- Break Room*
- Preschool Classroom*

* Side Approach Access Allowed

Work Areas: Access Not Required (Recommended)

- Commercial Laboratory
- Research Laboratory
(Employee Use Only)
- Restaurant Kitchen
- Janitor's Sink *(Exempt)*

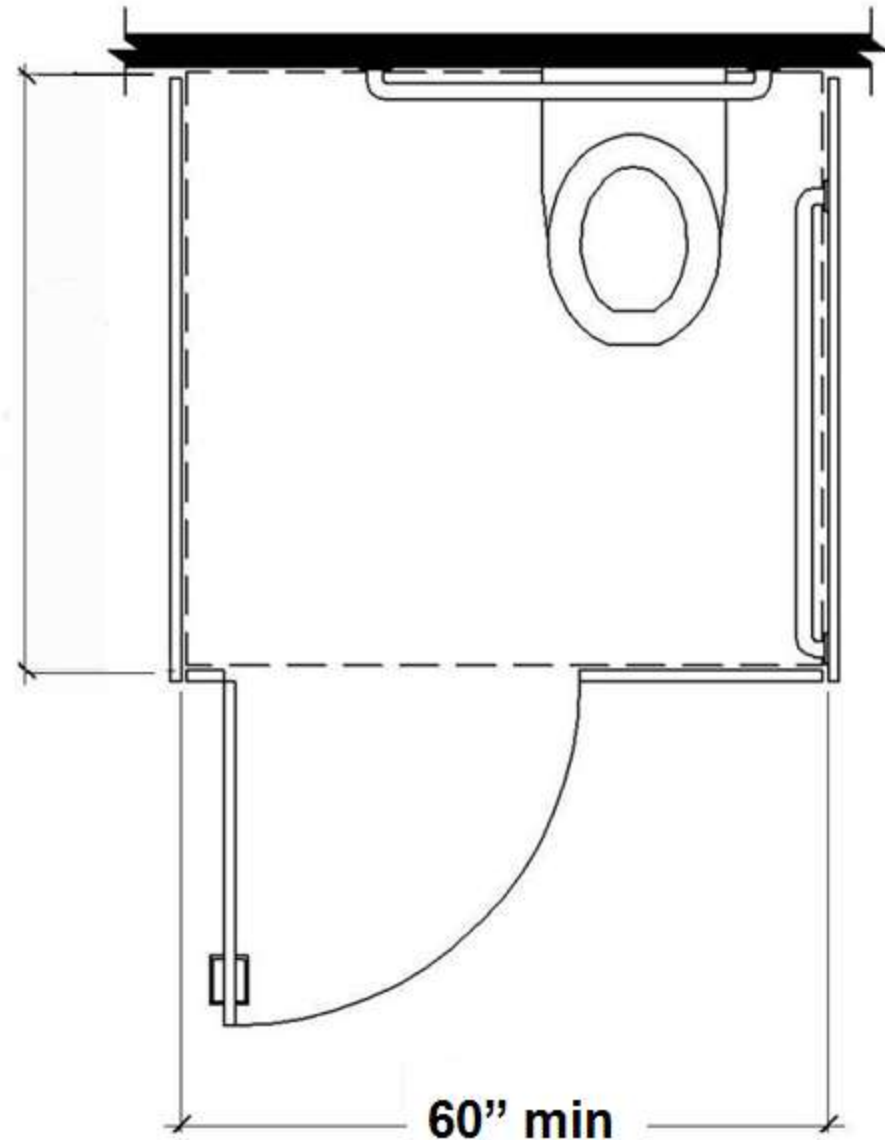
Dwelling Units: Adaptability Allowed

- Kitchens

Toilet Stalls

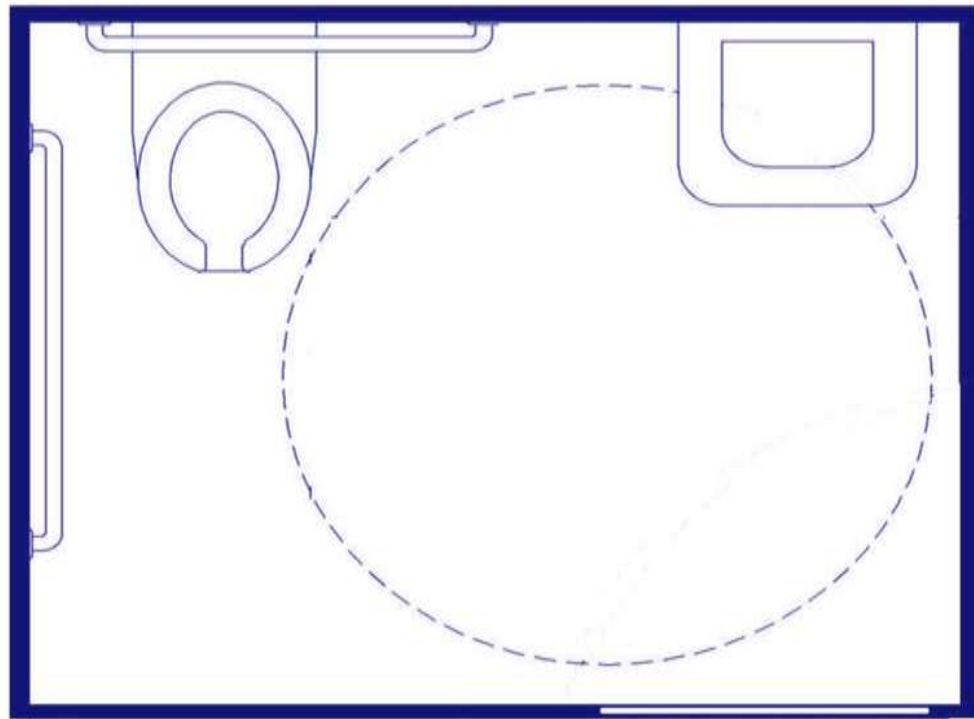
Standard Stall

56" min. (wall hung WC)
59" min. (floor-mounted or
children's WC)



Toilet Stalls

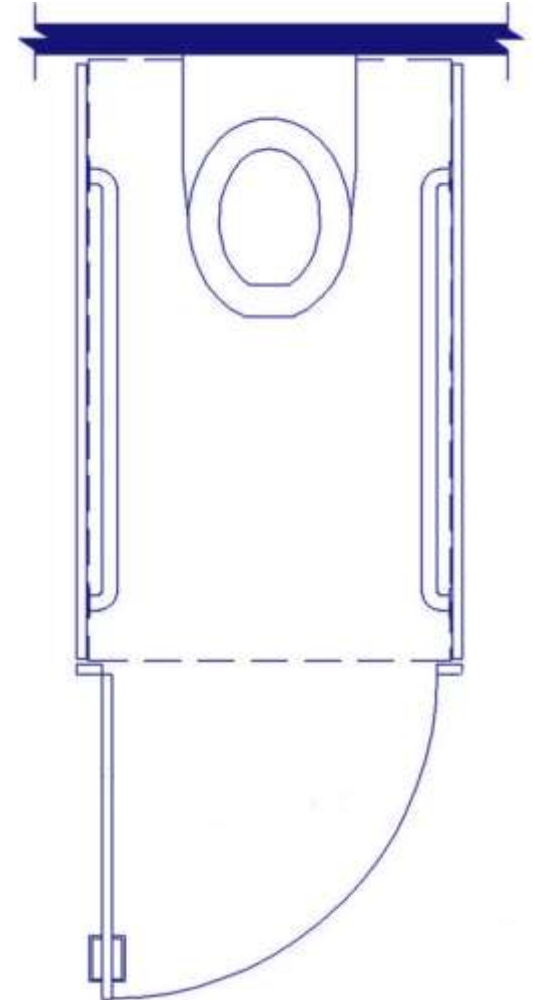
- Stalls With More Than 1 Plumbing Fixture Treated As Toilet Room
- Second Accessible Lav Required Outside Stall



Ambulatory Stall

Where 6 Or More Stalls Provided

- **Parallel Grab Bars**
- **Width: 35" – 37"**
- **Depth: 60" Min.**
- **Doors: Out-swinging, Self-closing**



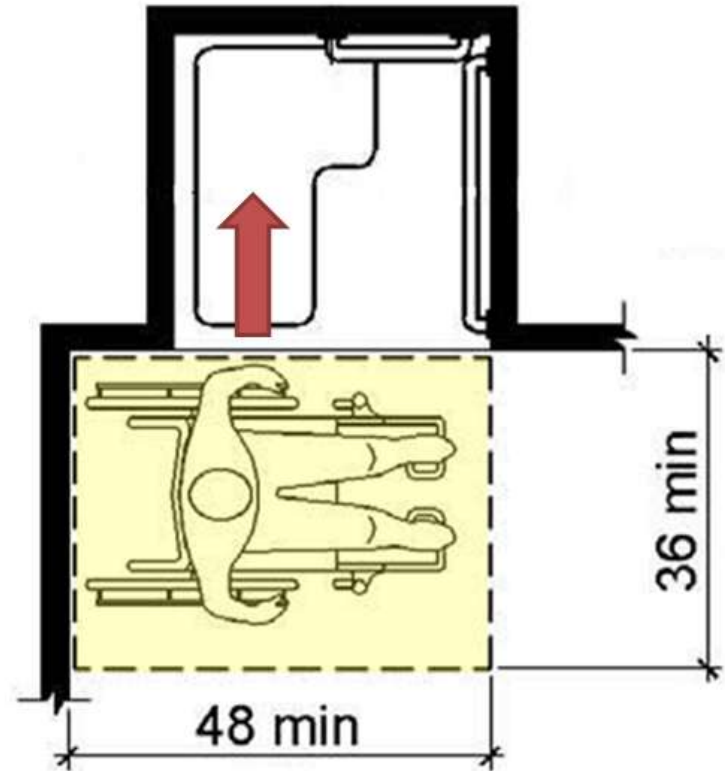
Bathing Facilities

At Least One Shower Or Tub Required

Options:

- **Transfer Shower Stall**
- **Roll-in Shower**
- **Combination Transfer/Roll-in Shower
(Required In Some Transient Lodging Rooms)**
- **Tubs**

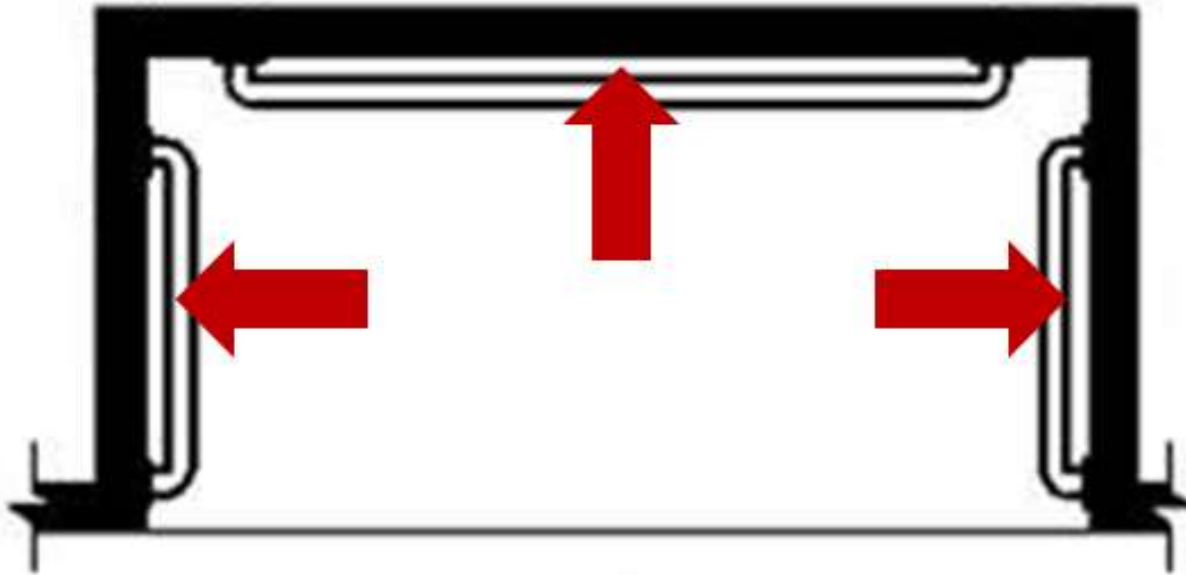
Transfer Stall



**Clear Floor Space
Positioned For
Alignment With Seat**

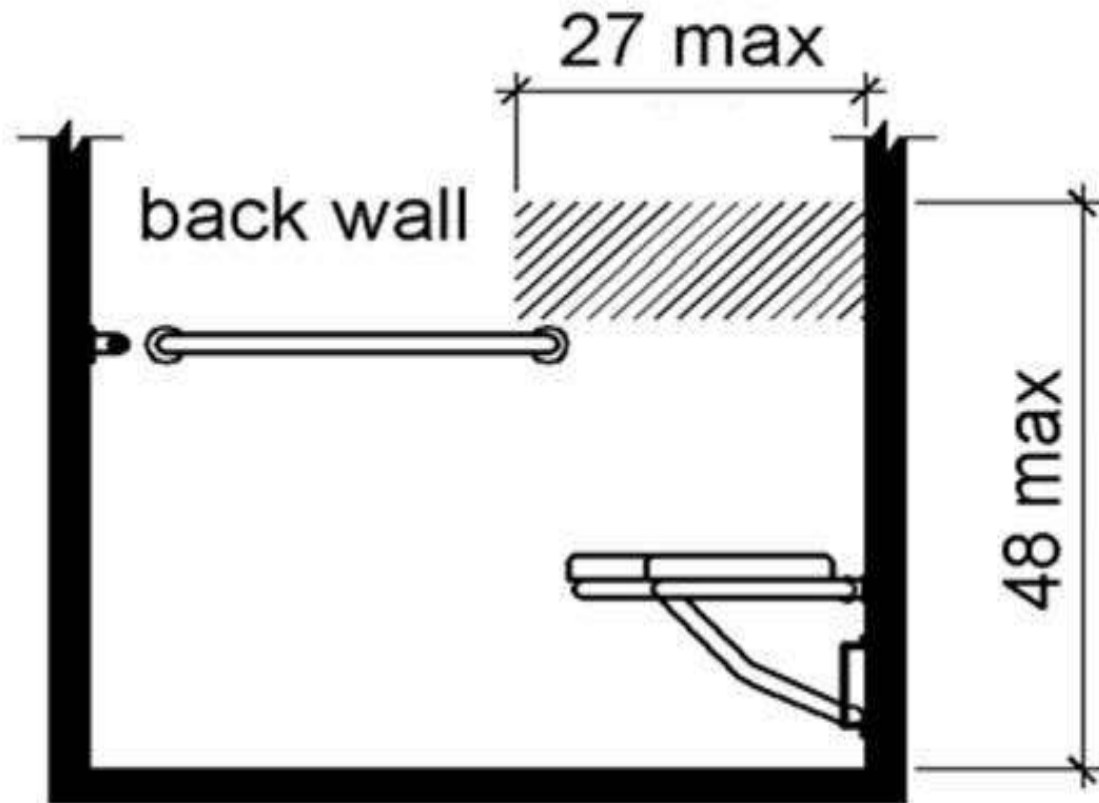
Roll-in Shower (no seat)

**Shower Head And Controls Permitted
On Any Wall If No Seat Provided**



Roll-in Shower (with seat)

**Shower Head/Controls Required On
Back Wall Within Reach From Seat**



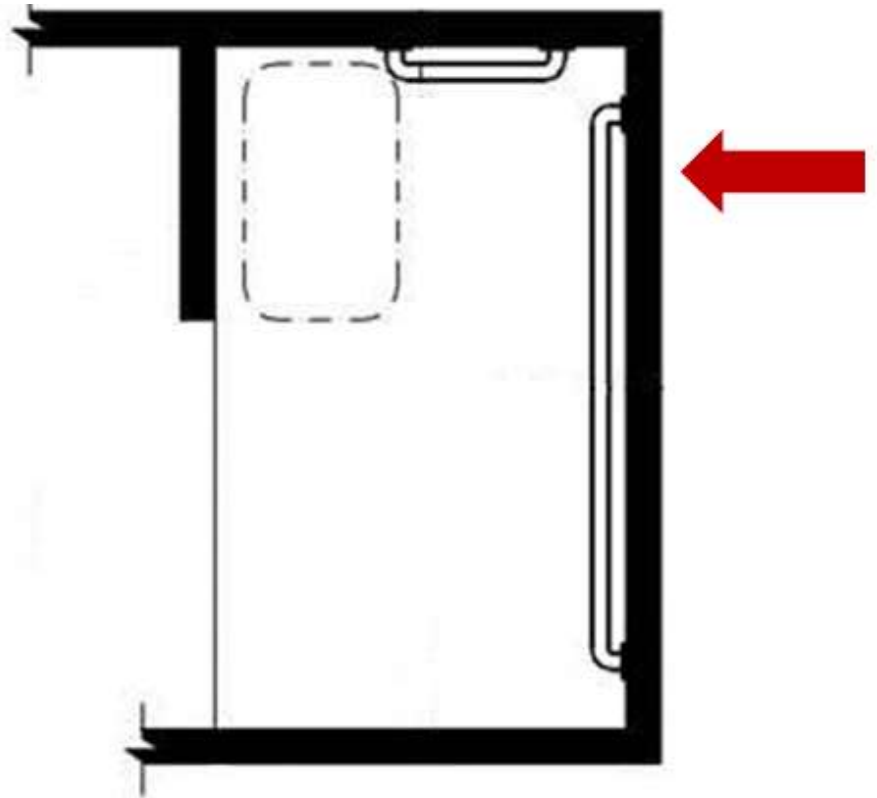
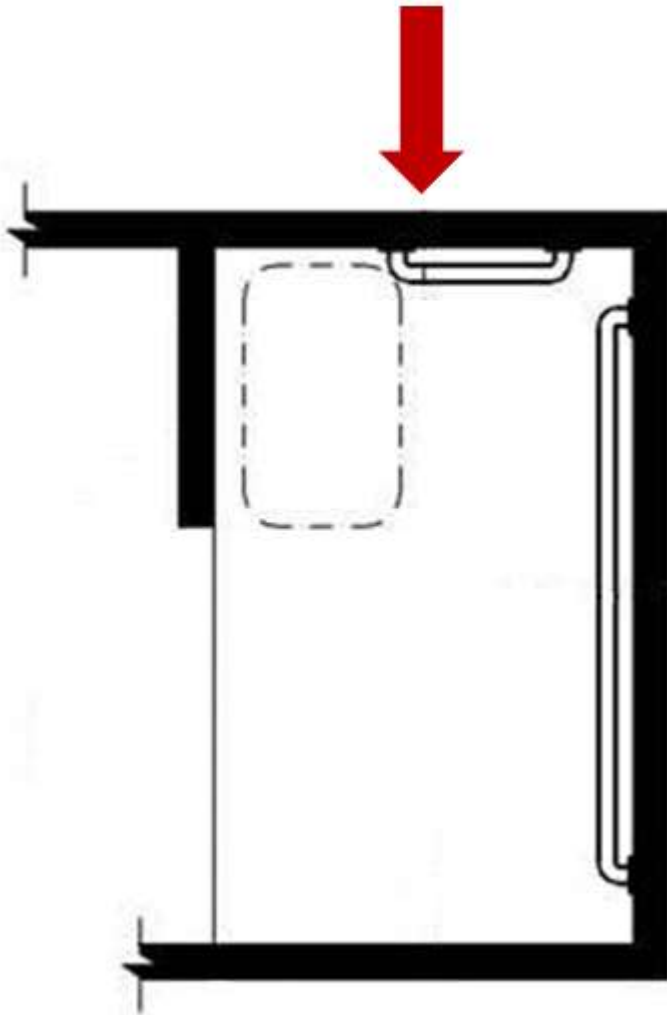
Roll-in Shower (with seat)

Improper Location Makes Controls And Shower Spray Unit Unusable From Seat



Alternate Roll-in/Transfer

Location Of Controls And Shower Head On Side Or Back Wall



Roll-in Showers

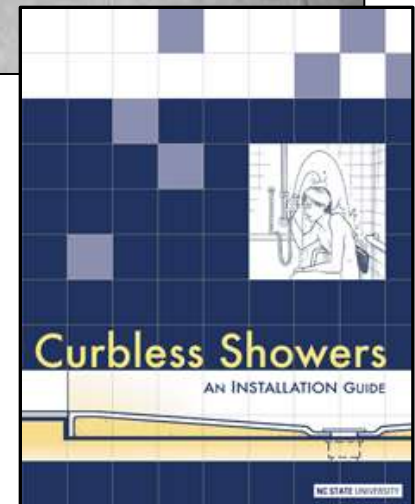
½" Max. Beveled Curb Allowed (New)

Other Ways To Control Water:

- **2% Max. Slope Allowed**
- **Consider Trench Drain**
- **Resource From The**

Center For Universal Design

Www.Design.Ncsu.Edu



Shower Spray Unit

**Hand-held Shower Spray Unit
Required (Exception For
“Unmonitored” Facilities)**

- **On/Off Control**
- **Water Temperature
(120 Degrees Max.)**



Bath Tubs



Removable Seat



Permanent Seat

Washing Machines & Dryers

- **1 Accessible Where 3 Or Fewer Provided**
- **2 Accessible Where More Than 3 Provided**



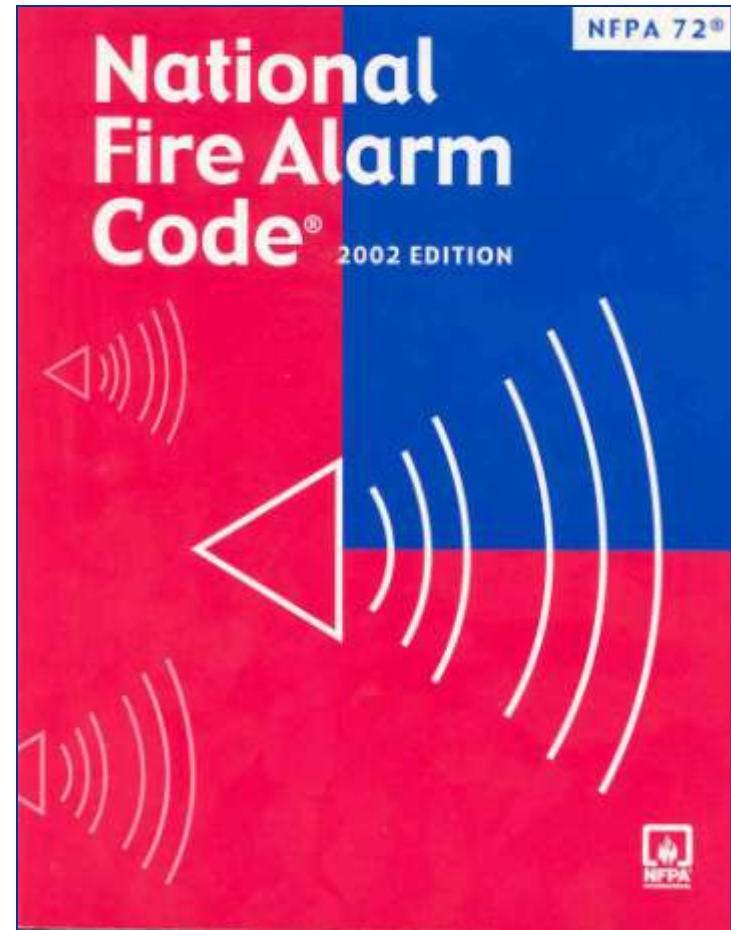
CHAPTER 7

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

Fire Alarms

**NFPA 72
(1999 or 2002)**

**guidelines require
110 dB max.**



Fire Alarms

NFPA 72 covers:

- **flash rate & pulse duration**
- **location - wall & ceiling**
- **minimum intensity**
- **larger coverage thru fewer appliances**
- **many spaces (other than corridors) can be covered by 1 appliance**
- **synchronization of multiple appliances**



Signs

- 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



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**

Tactile Signs

Cane detection of doorways



Signs

Tactile & Visual

“Room 123”

“Restroom”

“Mechanical Room”

“Exit”

“Floor B”

“Ballroom A”

“C. Smith Room”

Visual Only

“Exit →”

“Accounting Department”

“Visitors must sign in”

Exempt

building directory

“Mr. C. Smith, Accountant”

Signs

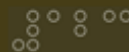
**Exempt
(temporary)** →

**Visual
(Informational)** →

Tactile (Room number) →

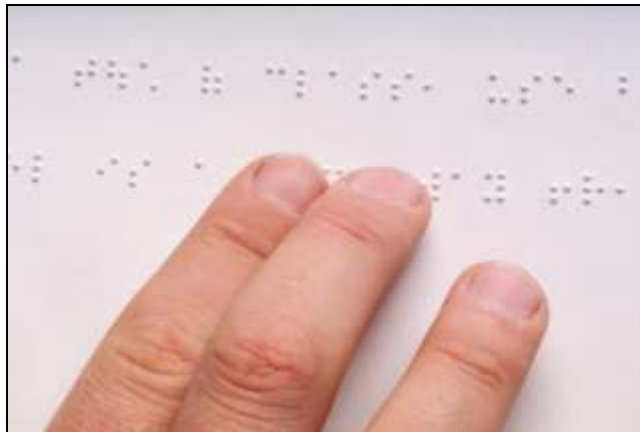
**John Smith
Director**

**Accounting
123**



Tactile Signs

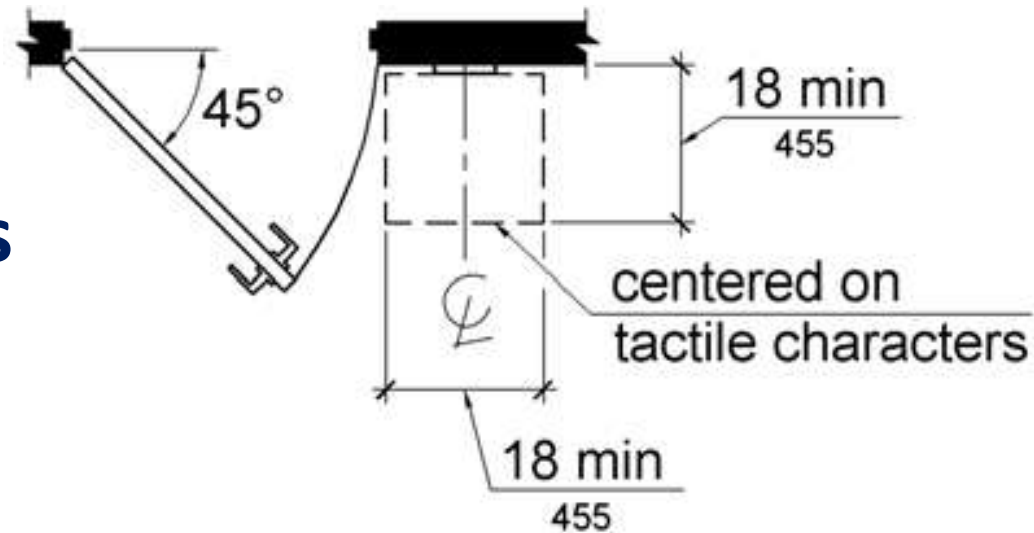
- **Raised characters**
- **Grade 2 Braille**
- **Visual access (finish and contrast)**
- **Pictograms (designating room/space)**



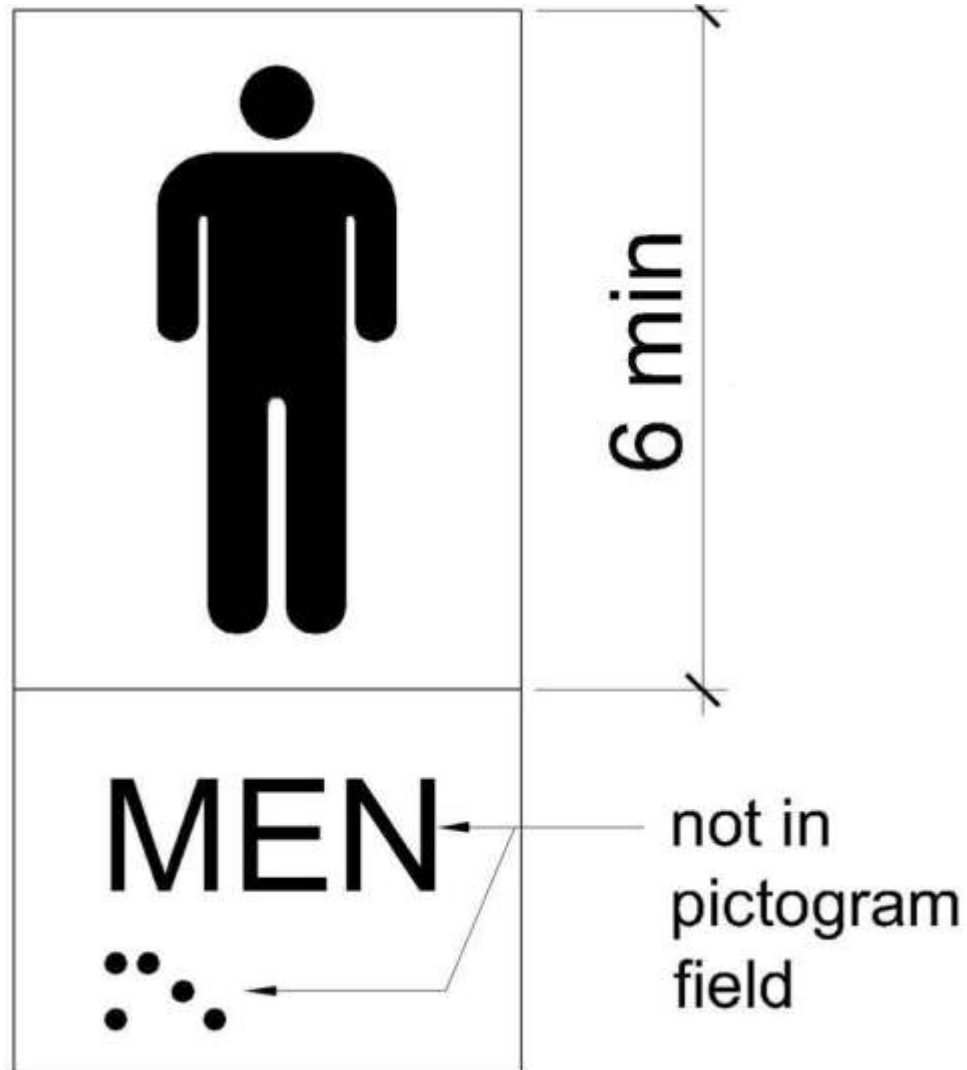
Signs

Raised Characters

- sans serif
- character proportion, height, spacing
- line spacing
- height (48" – 60")
- placement at doors



Pictograms



Visual Signs

- “conventional form”
- character proportion & spacing
- character height based on viewing distance
- location (40” min. height)
- stroke thickness
- line spacing
- finish & contrast

Character Style

New standards specify “conventional form”

Prohibited:

Italic *Oblique* *script*

highly decorative

or other *unusual forms*

CHAPTER 8

- **Special Rooms, Spaces & Elements:**
- **Assembly areas**
- **Dressing, fitting, and locker rooms**
- **Kitchens and kitchenettes**
- **Medical care and long-term care**
- **Transient lodging**
- **Prison cells**
- **Courtrooms**
- **Dwelling units**
- **Transportation facilities**

Dwelling Units

New section:

- 5% wheelchair accessible
- 2% communication access features
- Recognize coverage by HUD 504 regulations



Transient Lodging

- **Bed scoping (5%)**
- **Communication features no longer required in all mobility access rooms (at least 1, no more than 10%)**
- **All rooms: 32" min. clear width for doors**
- **Housing at Places of Education (DOJ Regs)**

Transient vs. Residential

Transient Lodging: primarily short-term in nature/ not used as a residence

Residential: Intended to be used as a residence, primarily long-term in nature.

Detention/ Correction Facilities

- Accessible cells: 3% (DOJ regs)
- Dispersion (DOJ regs)
- Special holding cells: 1 of each type)



Courtrooms

- jury boxes
- witness stands
- judges' benches
- clerk stations
- spectator areas
- assistive listening systems



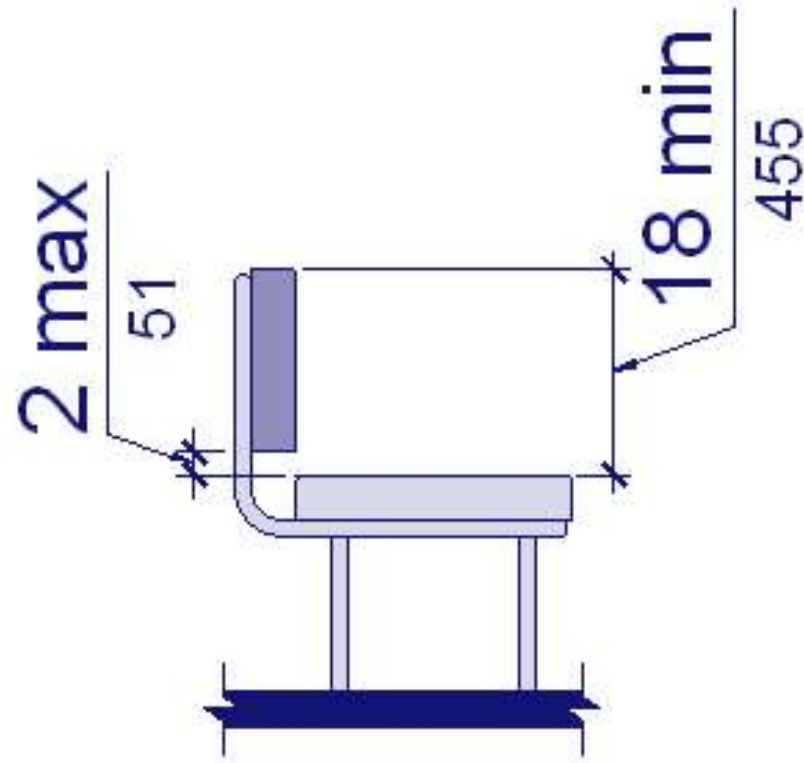


Sales and Service Counters

- **36" max. height (accessible portion)**
- **Applies to full depth of counter**
- **36" min. length (30" min. forward approach)**
- **security glazing – method to facilitate voice communication**

Benches

Back support - new specifications



CHAPTER 10

- **Recreation Facilities:**
- **Amusement Rides**
- **Recreational Boating Facilities**
- **Exercise Machines**
- **Fishing Piers And Platforms**
- **Golf Facilities**
- **Miniature Golf Facilities**
- **Play Areas**
- **Swimming Pools, Wading Pools, And Spas**

Swimming pools

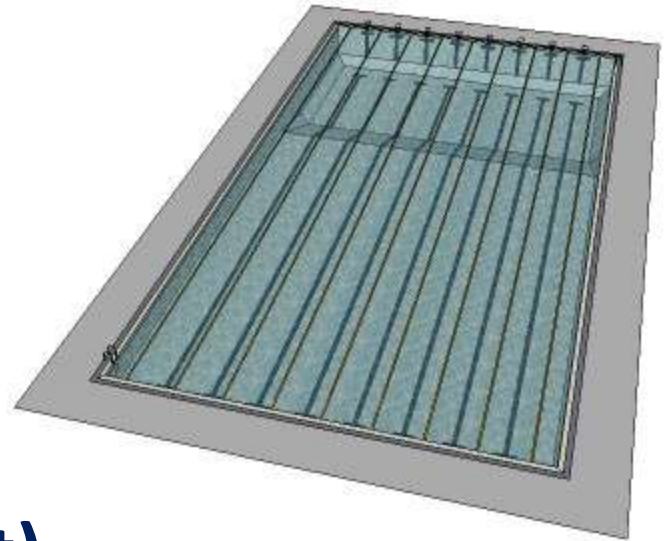
Means of access:

Small (< 300 linear ft)

- lift or sloped entry

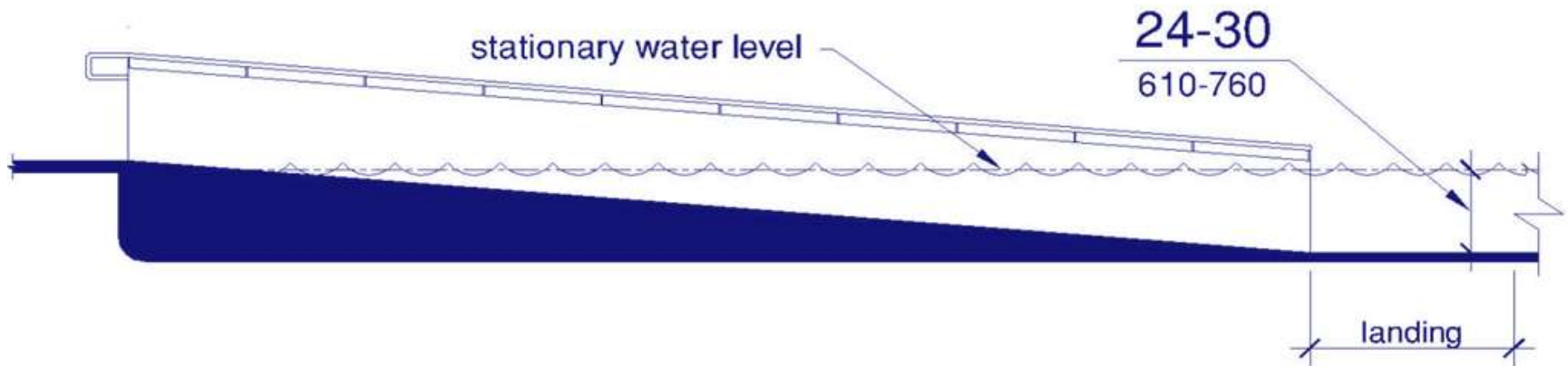
Large (300 or more linear ft)

- lift or sloped entry AND
- transfer wall/system, stairs, lift, or sloped entry (must be different)



Swimming pools

Sloped Entry



- Extend to 24" – 30" below water level
- 1:12 maximum slope
- Handrails – 33" – 38" max clear width

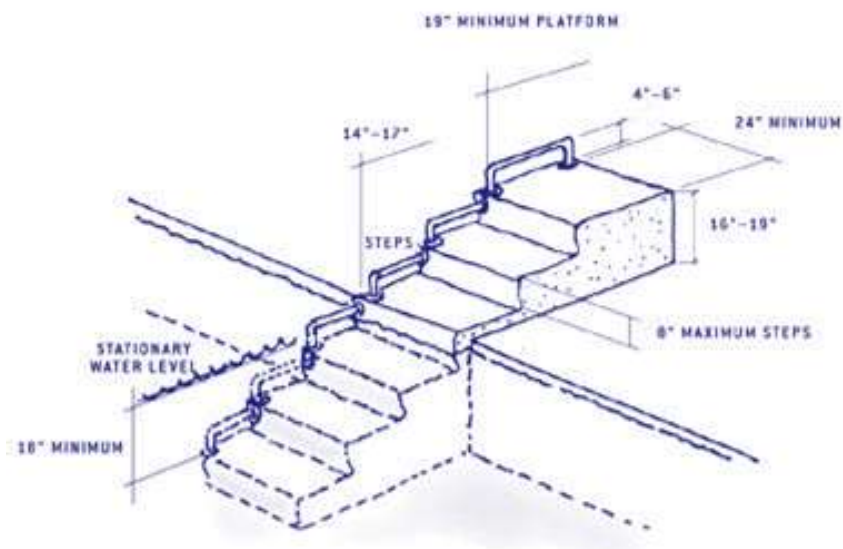
Swimming pools

Lifts

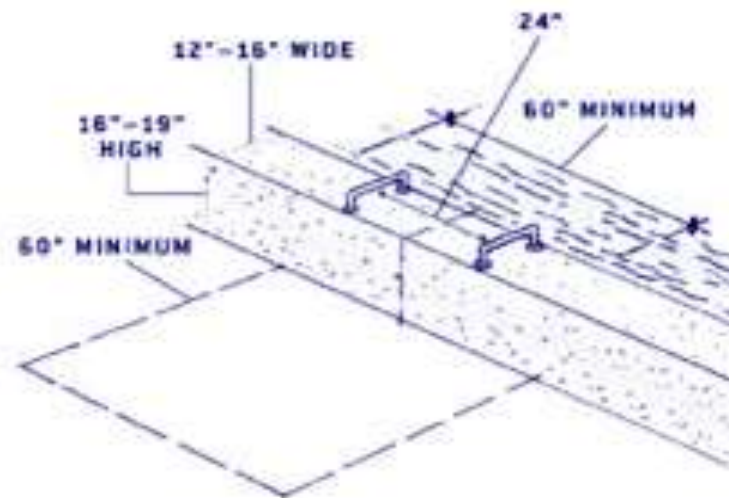
- **Unassisted operation**
- **Location (48" max water level)**
- **Submerged depth: 18" min.**
- **Footrests**



Swimming pools



Transfer System



Transfer Wall

Pool Stairs

