alphaOne

Redefining Disability

Information & Referral
Peer Counseling - Skills training - Advocacy

Jill Johanning, AIA

MAINE
South Portland Bangor Presque Isle

alphaOne

Redefining Disability

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alphaOne

Redefining Disability

Learning Objectives

Upon completion of this program you will be able to:

1. Become familiar on going obligations for providing access and the misconceptions of grandfathering of historic and existing buildings.
2. Identify priorities for readily achievable barrier removal for existing facilities.
3. Review resources and guides that are available for self-evaluation of accessible features.
4. Recognize low cost solutions for improving access at existing facilities.

Ten ADA Centers =
FREE ADA Technical Assistance

Funded by the National Institute on Disability and Rehabilitation Research

1.800.949.4232 voice/tty

Alpha One 207.767.2189

All information provided in this presentation is intended for educational purposes from interpretations, and experiences with consumers with disabilities. The information provided should be considered as general in nature as requirements, laws and codes can vary greatly. The information provided is not intended to be used as legal advice.

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FREE ADA Technical Assistance

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GOT MUBEC?

"ADA" vs "Accessibility"

Building code official doesn't review for funding stream
Property maintenance code if building is starting to deteriorate code official can inspect, but no barrier removal or program access help

International Code Council
IBC
Chapter 11 Accessibility Training

Coming Soon to Maine…

Patricia Moore - American industrial designer, gerontologist, and author.

"I'm the result of being raised with my grandparents in my home. I saw my grandparents over the course of their lives…. And I realized in a quite young age that there was nothing wrong with my grandma. She wasn't broken. But the tools we gave her were inadequate.

If we take choice away from consumers, we have failed them by design. **Because it is only with choice that we have control over the quality of our lives."**

MAJOR LAWS in MAINE
that DIRECTLY IMPACT ACCESSIBILITY

SECTION 504 of the REHABILITATION ACT / ABA / UFAS
Projects / Programs w/ Federal Funding or Assistance

MAINE HUMAN RIGHTS ACT, Title IV
Maine Fair Housing Laws
ANSI A.117 – 1986

FAIR HOUSING AMENDMENTS ACT
Federal Housing Regulations
ANSI A.117 – 1986

MAINE HUMAN RIGHTS ACT, Title V

AMERICANS with DISABILITIES ACT
2010 ADA Standards for Accessible Design

ICC BUILDING CODES 2015
(2009, 2012 and 2015 IBC and 2009 ICC A117.1
are currently under review by HUD for Safe Harbor.)

NFPA 101 LIFE SAFETY CODE

MAJOR LAWS in MAINE
HOUSING

Multifamily Housing Accessibility Requirements

	FEDERAL				Maine	
					Maine Human Rights Act	
	Fair Housing Act	Section 504 of the Rehabilitation Act	Architectural Barriers Act	Americans with Disabilities Act	Covered Multifamily Dwelling	Public Housing
Federal Agency	Department of Housing and Urban Development (HUD)	HUD, U.S. Department of Agriculture, other federal agencies	No ABA regulations U.S. Access Board enforces	Department of Justice (DoJ)	Maine Human Rights Commission	Maine Human Rights Commission
Design Standard	10 (80% rental)[1]	Uniform Federal Accessibility Standards	Uniform Federal Accessibility Standards	2010 ADA Standards for Accessible Design	ANSI ICC A117.1 Type B Units	ANSI ICC A117.1 Type A Units
Development types	Public and private housing	Organizations, businesses, agencies that received federal financial assistance	Projects built on behalf of the Federal Government	State/local governments (Title II) public accommodation (Title III)[2]	Public and private housing	Public funded housing
Federal Funding	No	Yes	Yes	N/A	No	Yes, but public funding not limited to federal.
Construction Type	New construction only	New construction /Alterations	New construction /Alterations	New construction/Alterations	New construction /Alterations > 75% = replacement cost	New construction /Alterations
Unit type	Rent /Sale	Rent /Sale	Rent /Sale	Rent /Sale	Rent /Sale	Rent /Sale
Total number units	4 or more units in building	5 or more units in project on a common site. USDA: 1 or more units in project Other: 15 or more units in project or as determined by federal agency	5 or more units in project on a common site. Other: 16 or more units in building.[3] Military housing, per "military instalation."	If entity subject to HUD 504 regulations: use HUD scoping. 16 or more units in building.[4]	4 or more units in building	20 or more units on a site
# of accessible units	All units if elevator Ground floor units if no elevator.	5% mobility 2% visual or hearing (if HUD funding)	5% mobility 2% communication	5% mobility 2% communication	All units if elevator Ground floor units if no elevator	New Construction: 10% mobility 2% communication Alteration: 10% mobility

Additional Information

1. HUD Fair Housing Accessibility Guidelines and the Supplemental Notice to Fair Housing Accessibility Guidelines: Questions and Answers about the Guidelines. Refer to www.hud.gov for up-to-date Safe Harbor information.
2. ADA - There are 12 categories of places of public accommodation in the Department of Justice's ADA title III regulations:
   - Of those the most likely to have dwelling units are school dormitories and social services centers that have residential components such as group homes, half-way houses and homeless shelters.
   - Title III may apply to parts of a residential facility even if it doesn't apply to the dwelling units, for example leasing and/or sales office or a recreation center that the public may rent
3. Where building contains 15 or fewer units, the requirements apply to the total number of units that are constructed under a single contract, or are developed as a whole, whether or not located on a common site.
4. **MHRA:** Maine code officials must inspect for accessibility when required, before building is approved for occupation.

Content in collaboration with Institute for Human Centered Design & Alpha One • www.humancenterdesign.org or contact 1.800.949.4232 *Document Last updated 11/8/24*

Maine Maine Humans Rights Act	
Covered Multifamily Dwelling	**Public Housing**
Maine Human Rights Commission	Maine Human Rights Commission
ANSI ICC A117.1 Type B Units	ANSI ICC A117.1 Type A Units
Public and private housing	Public funded housing
No	Yes, but public funding not limited to federal.
New construction /alterations if 75% + replacement cost	New construction /Alterations
Rent /Sale	Rent /Sale
4 or more units in building	20 or more units on a site
All units if elevator Ground floor units if no elevator	New Construction: 10% mobility 2% communication Alteration: 10% mobility

MAINE
HOUSING

ADD:

2015 IBC

2015 IEBC
Change of Occupancy 410.4
Alterations to 50%+ of building = Type B units

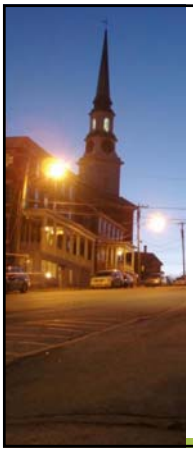
Dwelling Units 410.8/9
Exception Historic Buildings

MAJOR LAWS in MAINE
that DIRECTLY IMPACT ACCESSIBILITY

Last update for changes:
FHA 1988 ADA 1998

IF FHEX IDG IQ J HFR G HV HB348

- The IBC asks for an accessible route to the 2nd floor sooner
- The IBC covers all buildings, including churches and private clubs
- The IBC includes ADA and FHA provisions together
- The IBC addresses facilities not clearly addressed such as dormitories, live-work units, assisted living facilities.
- There is enforceable code language – which is easier to check and comply with.
- IBC and ANSI A117.1 can work with new technologies and new ideas much faster – such as Variable Message Signs, sign language interpreters stations, Type C dwelling units.



MAINE HUMAN RIGHTS ACT

New Construction: FULL COMPLIANCE

*Includes Additions

***75% replacement cost of completed facility = New Construction**

Barrier-Free Certification
- $75,000+ construction costs
- Licensed Professional
- Submit plans to SFM and TOWN

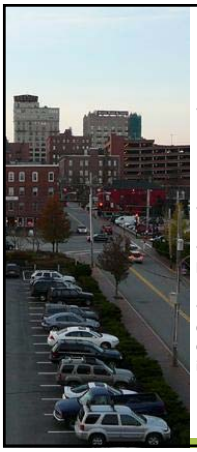
MANDATORY PLAN REVIEW BY SFM

State, municipal /county buildings
Education
Healthcare
Public Assembly
Motels, hotels, and inns
Restaurants
Business Occupancy
Mercantile 3000+sf

MSHA Apartments

Barrier-Free Certification by Design Profession for projects $75,000+

(4594-F.8) 1996



MAINE HUMAN RIGHTS ACT INSPECTION

- New construction or alteration of a restaurant, motel, hotel or inn; state, municipal or county building; elementary or secondary school,
- Required a barrier-free certification (see SFM),
- Town otherwise inspects buildings for compliance with building standards,
- Then the Town must inspect the completed building for compliance with the plans certified by the Fire Marshal or design professional before an occupancy permit is issued.

(4594-F.8) 1996

"I won't give up. I'm not going anywhere until we get it right. Until we don't have to talk about this**.**

Until one day we don't talk about accessible design or universal design or inclusive design.

We talk about design."

Patricia Moore - American industrial designer, gerontologist, and author.

TAX INCENTIVES

ada quick tips

Tax Incentives

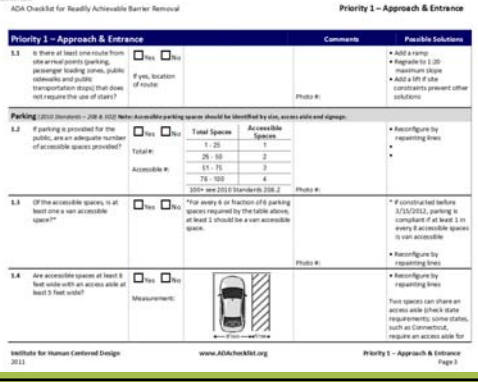
ADA National Network

1-800-949-4232 V/TTY
www.adata.org

Tax Incentives are available to encourage compliance with the Americans with Disabilities Act (ADA). This chart includes the Federal tax incentives and encourages you to inquire whether your state offers similar incentives. Unfortunately, many business owners and employers are unaware that these incentives exist. Make sure your business takes advantage of these valuable incentives!

Name	Code / Publication	Eligibility	Purpose / Examples	Amount
Architectural / Transportation Tax Deduction	Code: Section 190: Barrier Removal IRS Publication: 535, Chapter 7	All businesses	Removal of physical, structural, and transportation barriers Ex: widening doors, building ramps, modifying vehicles	Max = $15,000
Small Business Tax Credit	Code: Section 44: Disabled Access Credit IRS Form 8826	Small businesses	Most expenses to comply with the ADA, including barrier removal, providing auxiliary aids/services, and accommodating employees Ex: Providing sign language interpreters, creating Braille documents, building ramps	50% between $250 & $10,250 Max = $5,000
State Tax Credits	States often offer additional tax incentives. Please contact your state tax office or your regional ADA National Network Center to learn more about these state-wide incentives.			

www.ADAchecklist.org


ADA Checklist for Readily Achievable Barrier Removal

Priority 1 – Approach & Entrance

Priority 1 – Approach & Entrance		Comments	Possible Solutions
1.1 Is there at least one route from site arrival points (parking, passenger loading zones, public sidewalks and public transportation stops) that does not require the use of stairs?	☐ Yes ☐ No If yes, location of route:	Photo #:	• Add a ramp • Regrade to 1:20 maximum slope • Add a lift if site constraints prevent other solutions
Parking (2010 Standards – 208 & 502) **Note: Accessible parking spaces should be identified by size, access aisle and signage.**			
1.2 If parking is provided for the public, are an adequate number of accessible spaces provided?	☐ Yes ☐ No Total #: Accessible #:	Total Spaces / Accessible Spaces 1 - 25 / 1 26 - 50 / 2 51 - 75 / 3 76 - 100 / 4 100+ see 2010 Standards 208.2 Photo #:	• Reconfigure by repainting lines • •
1.3 Of the accessible spaces, is at least one a van accessible space?*	☐ Yes ☐ No	*For every 6 or fraction of 6 parking spaces required by the table above, at least 1 should be a van accessible space. Photo #:	* If constructed before 3/15/2012, parking is compliant if at least 1 in every 8 accessible spaces is van accessible • Reconfigure by repainting lines
1.4 Are accessible spaces at least 8 feet wide with an access aisle at least 5 feet wide?	☐ Yes ☐ No Measurement:		• Reconfigure by repainting lines Two spaces can share an access aisle (check state requirements; some states, such as Connecticut, require an access aisle for

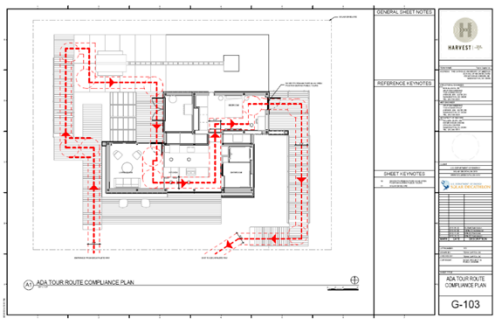
Institute for Human Centered Design 2011 | www.ADAchecklist.org | Priority 1 – Approach & Entrance Page 3

1991 VS. 2010

http://www.humancentereddesign.org/neada/

Comparison for

- Scoping Requirements
- Technical Requirements



Solar decathlon ADA plan example

Include any ADA/FHA/IBC/MHRA exception documentation directly on drawings to be clear and easy to find in the future if there is ever an issue.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Plan Review Checklist
Accessibility

ACCESS DOCUMENTATION

ACCESSIBILITY DRAWINGS

2012 International Building Code (IBC), 2009 ICC A117.1, 2010 ADA Standards

ADA Standards sections listed are scoping and refer to additional technical sections. The scoping sections include those from 28 CFR part 36 subpart D and the 2004 ADAAG.

Guidelines and Interpretations referenced below can be found at http://www.phoenix.gov/development/codestandards/index.html

1. **Accessible Routes**
   - ☐ Exterior routes: IBC 1104.1, 1104.2, ADA Standards 206.2.1, 206.2.2, 206.3
   - ☐ Entrances: IBC 1105, ADA Standards 206.4
   - ☐ Interior routes: IBC 1104.3, IBC 1104.5, ADA Standards 206.2.3, 206.2.4, 206.2.8, 206.31
   - ☐ Routes in multilevel buildings (elevators or ramps): IBC 1104.4, ADA Standards 36.404, 206.2.3, Exceptions for lifts IBC 1109.8, ADA Standards 206.7
   - ☐ Stairways: IBC 1007, ICC A117.1 504, ADA Standards 210
   - ☐ Ramps: IBC 1007, ICC A117.1 405, ADA Standards 405, 406
   - ☐ Doors: IBC 1008, ICC A117.1 404, ADA Standards 206.5
   - ☐ Reach ranges, controls, etc: IBC 1109.13, ICC A117.1 308, 309, ADA Standards 205

   Note: see Guideline: *Accessibility Site Guidelines*
2. **Exiting**
   - ☐ Exits: IBC 1007, ADA Standards 207
3. **Toilet Rooms, Bathing Facilities, Kitchens & Kitchenettes**
   - ☐ Toilet and bathing rooms: IBC 1109.2, ADA Standards 213
   - ☐ Sinks, kitchens & kitchenettes: IBC 1109.3, 1109.4, ADA Standards 212
   - ☐ Drinking fountains: IBC 1109.5, ADA Standards 211
4. **Work Surfaces, Service Counters, Dressing, Fitting & Locker Rooms, Saunas and Steam Rooms**
   - ☐ Seating, tables, counters: IBC 1109.11, 1109.12.3, ICC A117.1 902 & 904, ADA Standards 226, 227
   - ☐ Dressing, fitting and locker rooms: IBC 1109.12.1, ADA Standards 222, 225
   - ☐ Saunas and steam rooms: IBC 1109.6, ICC A117.1 612 , ADA Standards 241

   Note: see Interpretations: *Accessibility Booths, Accessibility Service Counters*

Access Success

Americans with Disabilities Act

Title I – Employment
No Design Guidelines

Title II – State and Local Governments
New Construction and Alterations - ADAAG
Existing Facilities – Program Accessibility

Title III – Public Accommodations and Commercial Facilities
New Construction and Alterations - ADAAG
Existing Facilities –
Readily Achievable Barrier Removal

Title IV and V – Telecommunications and Misc.
No Design Standards

2010 ADA Standards of Accessible Design

EVERYTHING is accessible,
unless it meets an exemption

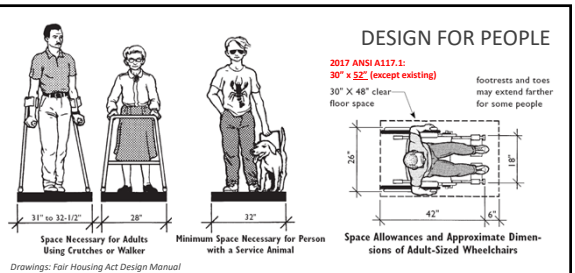
2015 IBC
"Everything must be accessible, and then allow for a degree of inaccessibility that is logical and reasonable."

2015 IEBC
"The intent is that when a building is altered, it should be make accessible to the maximum extent possible within reason." Section 410

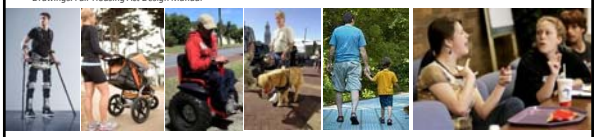
Applies to all fixed/built in elements

What am I offering, and how is it going to be different for someone with a disability?

DESIGN FOR PEOPLE



Drawings: Fair Housing Act Design Manual



CONTENTS

1 Introduction.....

2 2010 Standards for State and Local Government Facilities: Title II.....

3 2010 Standards for Public Accommodations and Commercial Facilities: Title III.....

4 2010 Standards for Titles II and III Facilities: 2004 ADAAG.....

Regulation Sections:

- New construction including the exception for structural impracticability
- Alterations
- Path of travel (20% formula)
- Historic properties

TYPES OF FACILITIES

New construction – full compliance with the Standards

Additions – full compliance with the Standards

Alterations – some compliance with the Standards

"Existing" facilities (built before the ADA went into effect 1992) – some compliance with the Standards

IEBC General exceptions: Accessible means of egress and Type B units

EXISTING FACILITIES (PRE 1991)

TITLE II:

STATE/LOCAL GOVERNMENT

Program Accessibility

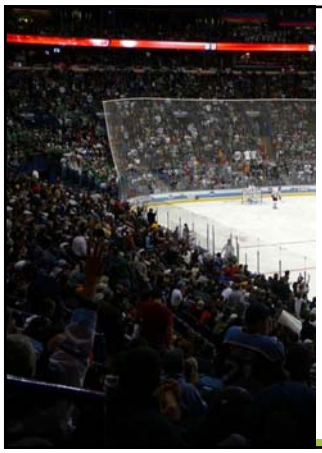
Each program, service and activity, "when viewed in its entirety" must be accessible to people with disabilities.

TITLE III:

PRIVATE ENTITIES

Readily Achievable Barrier Removal

"Easily accomplishable, able to be carried out with much difficulty or expense."



EXISTING FACILITIES

NO GRANDFATHERING

Obligations for accessibility even when no alterations are planned.

Businesses have a continuing obligation to remove architectural barriers in existing facilities when it is "readily achievable" ("easily accomplishable without much difficulty or expense").

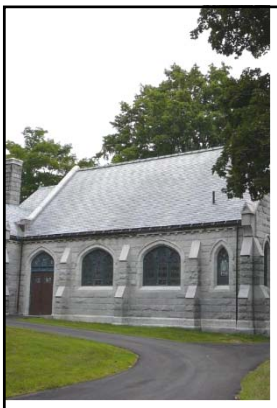
- Based on the size and resources
- Will vary from business to business
- Sometimes from year to year

HOME OFFICE (36.207/MHRA 7.08)

"IT DEPENDS…"

All spaces of the home for public use shall comply

Barrier Removal Requirements Apply



HISTORIC PRESERVATION (35.151(B)(3)/36.405)

No GRANDFATHERING

If it is not feasible to provide access to an historic property that will not **threaten or destroy the historic significance of the** building or facility, alternative methods of access shall be used

SAFE HARBOR (36.304)

Facilities built before 3/15/2012 that are in compliance with the 1991 Standards do not need to retrofit to 2010

Example:
School built in 1994 has the 1991 single user toilet room design - does not need to retrofit

EXCEPT…… RECREATION FACILITIES

MAINTENANCE

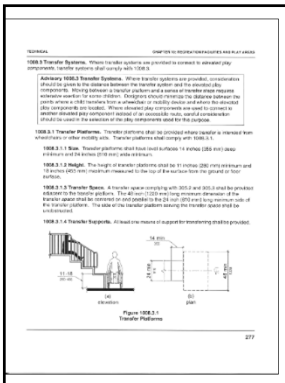
Maintain facilities in working order (35.133/36.211/MHRA 7.13)

SEASONAL

Non-slip surface exterior path that is clear during all seasons

2010 ADA (ANSI A117.1 2009)

Using the Standards (Chapter 1)
Scoping (Chapter 2)
Building Blocks (Chapter 3)
Accessible Routes (Chapter 4)
Site/Building Elements (Chapter 5)
Plumbing (Chapter 6)
Communication (Chapter 7)
Special Rooms/ Space (Chapter 8)
Built-In Elements (Chapter 9)
Residential (Chapter 10)
Recreation (Chapter 10/11)



FORMAT

Chapter 2

- Under what circumstances accessibility is required.
- Exceptions
- How many of an item need to be accessible.
- Alterations – how much accessibility is required.

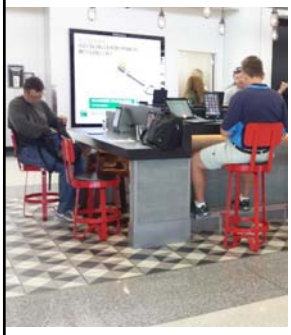
Toilet Rooms

Chapter 2 - Scoping
Specifies how many toilet rooms need to be accessible.

Chapters 6 - Plumbing Elements and Facilities
Specifies the design for toilet rooms.

Ex: airport style restrooms with private stalls?

Dining/Work Surfaces



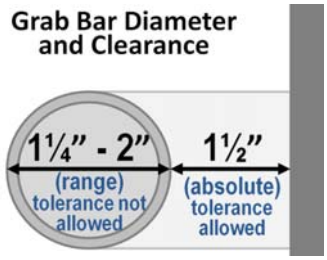
Chapter 2 – Scoping
Specifies how many dining and work surfaces have to be accessible. (5%)

Chapters 9 – Built-In Elements
Specifies the design for dining and work surfaces.

CHAPTER 1

- Dimensions
- Tolerances
- Scoping
- Referenced standards
- Definitions

Grab Bar Diameter and Clearance

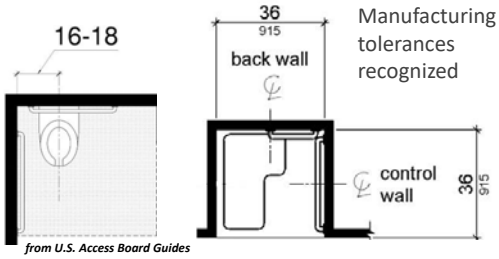


from U.S. Access Board

DIMENSIONS

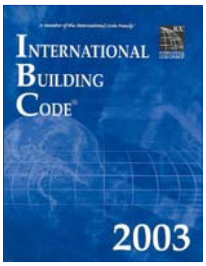
Range:
No Tolerances

Absolute:
Construction and Manufacturing tolerances recognized

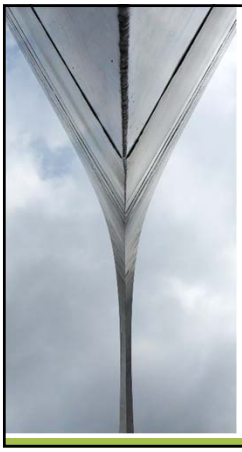


from U.S. Access Board Guides

OTHER STANDARDS (105)



- Accessible Means of Egress (IBC 2000 or 2003) Later editions permitted where substantially equivalent or greater accessibility is achieved (ADA 103).
- Alarms (NFPA 72 1999, 2002)
- Powered doors (ANSI/BHMA A156.10 & A156.19)
- Elevators and lifts (ASME A17.1 & A18.1)
- Play surfacing & equipment (ASTM standards)



TECHNICALLY INFEASIBLE (106.5)

Structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame
or

Physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements.

CHAPTER 2

General Scoping

- New Construction
- Additions / Alterations
- Exceptions:
  - Exempted structures/spaces
  - Work Areas (ADA facilities)

NEW CONSTRUCTION

ALL new construction must comply except:

- Exempted structures/spaces
- Work areas
- Partially scope spaces

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

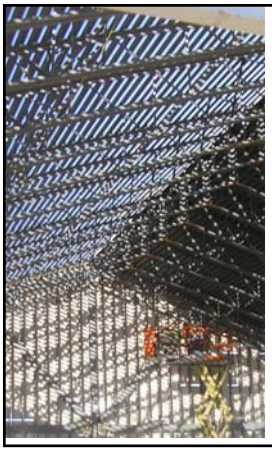
(e.g., toll booths) accessed only by below-grade passageways or elevated above standard curb height

Work areas

- Under 300 sf, elevated 7 inches + as an essential function (but not raise courtroom stations)

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



ADDITIONS (202.3)

- Each addition shall comply with the requirements for new construction.
- Each addition that affects or could affect the usability of or access to an area containing a primary function shall comply with 202.4.

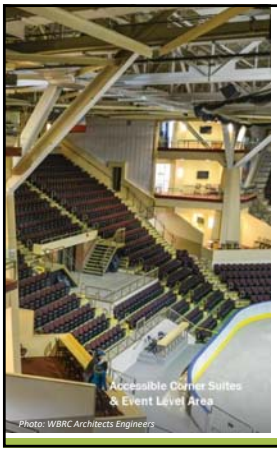


Photo: WBRC Architects Engineers

ALTERATIONS (202.3)

(IEBC 410.6 ,

When elements or spaces are altered, the altered element or space shall comply.

When compliance is technically infeasible (existing structural/site conditions), the alteration shall comply to the maximum extent feasible.

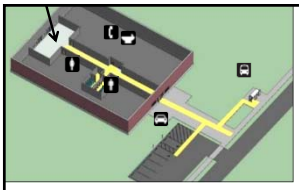
Prohibited Reduction in Access below the requirements for new construction at the time of the *alteration* is prohibited.

2015 IEBC 410.6 = IBC Chapter 11
Chapter 5 Alteration Level 1-3/ Change of Occupancy, etc.
Exceptions: Accessible Means of Egress, Historic*, Type B units <50% of building area

ALTERATIONS (202.3)
(IEBC 410.6)

Determining what's required in alterations

- Is the work an "alteration"?
- What's the scope of work? (i.e., which elements & spaces are affected?)
- Are primary function areas involved?



PATH OF TRAVEL (202.4)
(IEBC 410.7)

Alterations to a primary function area:

The path of travel to the altered area, the rest rooms, telephones, and drinking fountains serving the altered area must be made accessible, unless such alterations are disproportionate to the overall alterations in terms of cost and scope.

"disproportionate" when the cost exceeds 20% of the cost of the alteration to the primary function area. 35.151(b)(4)(iii)/36.403 (f)

Consider alterations within a 3 year period for calculating disproportionate.

Priorities:
Get into the building
Get to good and services
Get to restrooms
Other

ADA "FACILITIES" vs IBC "FACILITIES"

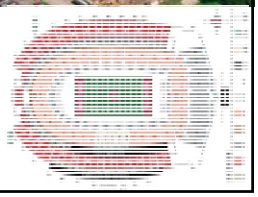
Great Plains ADA Center

Path of Travel Challenge Example

The ADA for a facility does not recognize firewalls or separation for accessibility and egress like IBC.

Perception by general public who use the "facility" and do not know the details of the building code.

“MAINTENANCE” vs “ALTERATION”



PARKING 208

- Chart for accessible parking requirements, calculated lot-by-lot
- Hospital Outpatient: 10%
- Rehabilitation Facilities: 20%
- Exempt: parking for buses, trucks, delivery, law enforcement vehicles, impound

WORK AREAS (203.9)

Minimum requirements:

- **Circulation paths (>1000 SF)**
- **Means of egress**
- **Visual Alarm connection**
- **“approach, entry, and exit”**

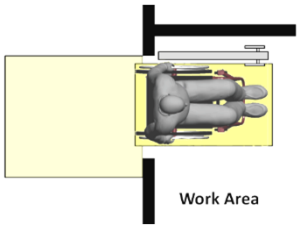
Exceptions:

- Areas <1000 SF
- Paths that are integral part of equipment
- Exterior areas fully exposed to weather

All employee common use areas require full accessibility.

Federal work areas must be fully accessible.

APPROACH, ENTRY & EXIT



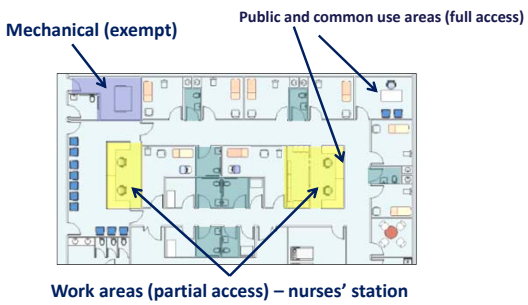
- Door maneuvering clearance outside work area
- Compliant door (clear width, hardware, etc.)
- Clear floor space 30 in. min by 48 in. min inside

(Turning space recommended)

Example: Sinks

- Sink in medical exam room where only staff wash their hands does not have to comply. It's an element used only by employees and only for work.
- Sink in employee breakroom does have to comply. It's an employee common use element.

Medical Suite



ACCESSIBLE ROUTE ELEVATOR EXCEPTIONS

ADA 206.2.3

Private sector facilities only:

< 3 stories OR < 3,000 sf/floor

2105 IBC 1104.4

Aggregate area of stories or mezzanines <= 3000 SF

Exception **not** allowed for:

- Shopping centers/ malls
- Professional offices of health care providers
- Terminal, depots, or stations
- State and Local Government Facilities

  Including school dormitories

ACCESSIBLE ROUTE(206.2.3) ELEVATOR EXCEPTIONS

- New exception for public (government) buildings:
- 2 story only AND
- 1 floor has: no public space AND max. occupancy of 5
- e.g. train dispatch boat traffic towers

2015 IBC

Balconies<25% of seating

Religious < 300 SF or >=7" AFF

PRESS BOXES(206.2)

Exception:

- 500 sq ft or less (aggregate) and
- on bleachers entered on 1 level or
- or elevated 12' or more (free standing)

A117.1 2017 Elevated shooting platforms

ELEVATORS

- Access to controls
- Visible/Audible signals
- Signage
- Door width clearance
- Turning space not required
- IBC: Two-way communication in elevator lobbies in sprinklered buildings and area of refuge; not required in hospitals or nasrsing homes
- State of Maine Board of Elevator & Tramway Safety Laws & Rules 15228 Size Min

LULAs

LIMITED USE/LIMITED ACCESS

Allowed where vertical access is not required

Independent operation required

Example:

- New 2 story restaurant.
- Vertical access is not required (because less than 3 stories ADA)
- Owner wants to provide access to second floor.
- Owner may use a LULA (not a lift) rather than a standard elevator.

PLATFORM LIFTS

- Independent Operation
- Standby power for platform lifts on egress routes

Lifts also allowed in:

Alterations

Performance areas/stage

Wheelchair spaces in assembly areas

Incidental spaces

Judicial spaces (e.g. witness stands, judges benches)

A117.1 2017
Change in size for vertical platform lift for new clear floor space size – 36" x 52"
Incline platform lift with barriers permitted to use 36" x 48"

GROUND FLOOR UNITS

FAIR HOUSING ACT/IBC

GROUND LEVEL DEFINTION MAY REQUIRE VERTICAL ACCESS TO THE SECOND FLOOR

Review local zoning ordinances permit ground-floor units where an elevator would be cost prohibitive for small projects.

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

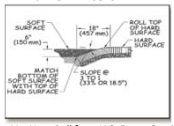
SURFACES/SLOPE (302)

Firm Stable and Slip Resistant

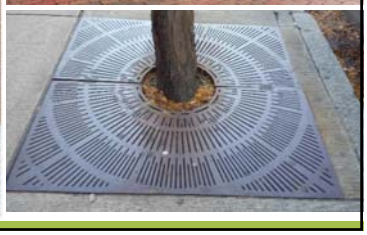
Running Slope
1:20 Max

Level Cross Slope
1:48 Max

Allow for construction tolerances and Maine winters



VanHorn Roll from U.S. Forest Service Outdoor Guide



OPENINGS (302)

Grates – ½" diameter max.

CHANGES IN LEVEL (303)

¼" maximum vertical or:

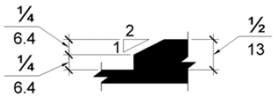
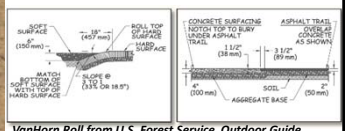


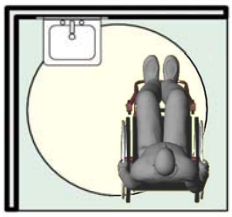
Figure 303.3
Beveled Change in Level

Exception: existing door thresholds:
¾" beveled (404.2.5)



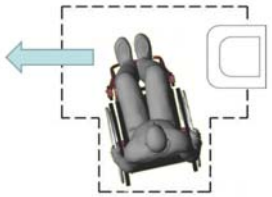
VanHorn Roll from U.S. Forest Service Outdoor Guide

TURNING SPACE (304)



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

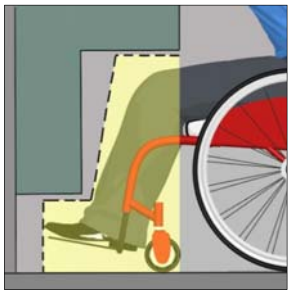
IBC requires a turning space in every space, including vestibules, unless exempt (closet/pantry <48" depth)

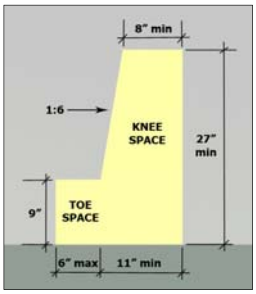


Overlap limited to 1 arm of T-shaped space
(2 arms unobstructed for approach, backing up)

Note: Scooters require more space to turn.
2017 ANSI = 67" circle
Shall not be located ONLY within a toilet compartment.

KNEE/TOE CLEARANCE (306)





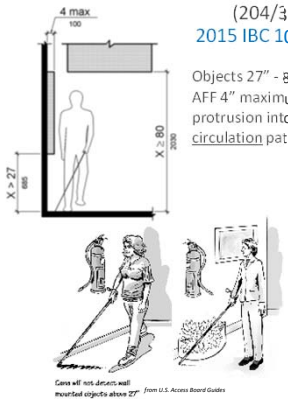
from U.S. Access Board Guides

Required at accessible:
- **Dining surfaces**
- **Work surfaces**
- **Lavatories/sinks**

PROTRUDING OBJECTS (204/307)

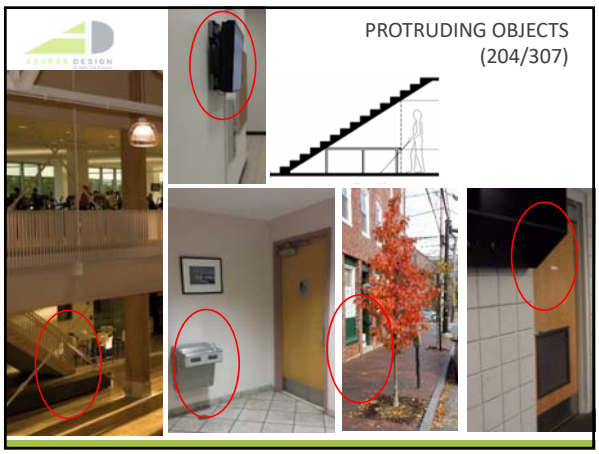
2015 IBC 1003

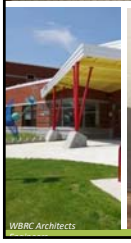
Objects 27" - 80" AFF 4" maximum protrusion into circulation path



Cane will not detect wall mounted objects above 27" from U.S. Access Board Guides

PROTRUDING OBJECTS (204/307)

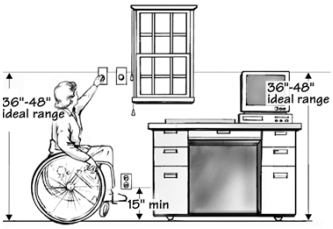




WBRC Architects

PROTRUDING OBJECTS (204/307)

Provide objects in alcoves and/or with bases for cane detection.

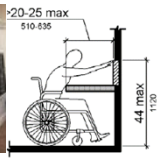


REACH RANGE (308)

- Operable parts must be within reach range
- Clear floor space
- Accessible Route

Simplified: 44" Max.

(USPS: 24" AFF min.)



A117.1 2017 Window forces: lock/unlock/open/close

OPERABLE PARTS (309)

Operable parts shall be operable with one hand and

No tight grasping,

No pinching,

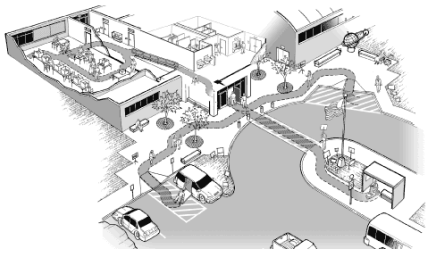
No twisting of the wrist

The force required to activate *operable parts* shall be 5 pounds maximum.

Applies to thermostats and switches.

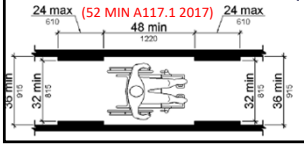
2015 IBC/ANSI Windows in Dwelling Units

CHAPTER 4



Accessible Routes:

Walking surfaces
Doors
Ramps
Elevators/Lifts



ACCESSIBLE ROUTES (402)

At least one accessible route to building entrances from:

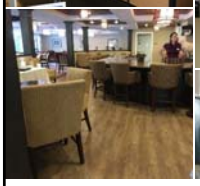
- Streets/sidewalks where provided
- Transportation stops
- Parking
- Passenger loading zones (where provided)

Clarifications:

If circulation path is interior, the accessible route must be interior

Exception: mezzanines with no elevators in building

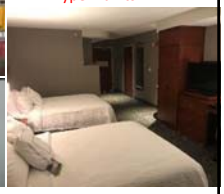
FHA: Sidewalks required

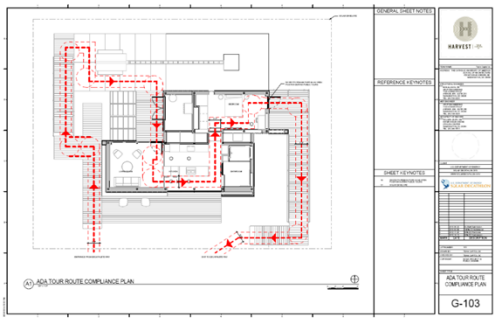


90 DEGREE TURNS/ TURNS AT OBSTRUCTIONS

ANSI A117.1 2017

Type A units



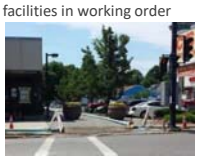


Solar decathlon ADA plan example

Include any ADA/FHA/IBC/MHRA exception documentation directly on drawings to be clear and easy to find in the future if there is ever an issue.

DESIGN FOR CONSTRUCTION

Maintain facilities in working order

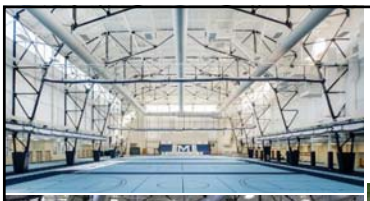


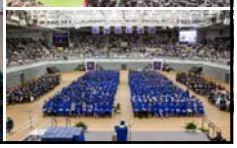
SPORTS FACILITIES (206.2.2)

The portion of a room or space where the play or practice of sports occurs.

Accessible route to each “area of sport activity”

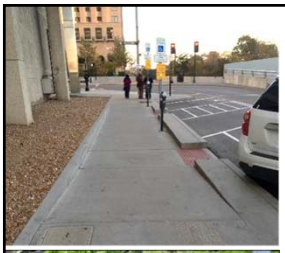
ALTERNATE USES





Temporary Events Guide
https://adata.org/sites/adata.org/files/files/EventPlanningGuide_Final_2015.pdf

CURB RAMPS (406)



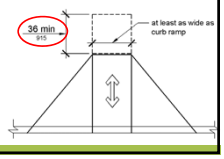
Landing 36" min. required at the top
48" min. A117.1 2017

Detectable Warnings required at:

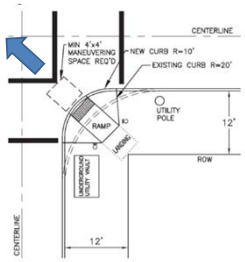
- Transit facilities (DOT standards)
- FHWY funded projects

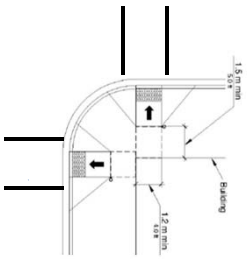
Other public sidewalks (strongly recommended)

- New PROW guidelines

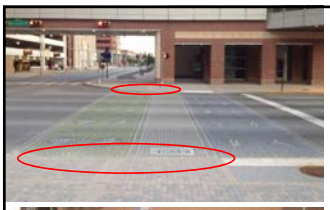


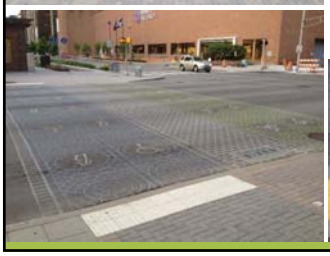
CURB RAMPS





NOT RECOMMENDED





BLENDED TRANSITIONS

Where raised pedestrian street crossings, depressed corners, or other level pedestrian street crossings are provided, detectable warning surfaces shall be placed at the flush transition between the street and the sidewalk.

RAISED CROSSWALKS

Pedestrian safety improved by:

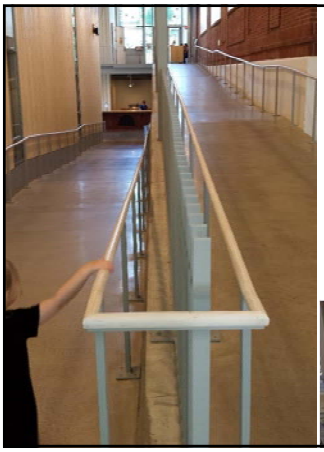
(1) vehicle speed is lowered at crosswalk,

(2) pedestrian in a raised crosswalk is more visible to an oncoming motorist and

(3) pedestrian has an elevated view of oncoming traffic; raised crosswalk could be combined with a curb extension to provide additional visibility for pedestrian (see Figure 3.14.5)

Provide detectable warning or truncated domes to warn a person with a visual impairment.

https://safety.fhwa.dot.gov/speedmgt/ePrimer_modules/module3pt2.cfm



RAMPS (405)

IEBC 410.8.5

- slope: 1:12 max.
- cross slope: 1:48 max.
- clear width: 36" min.
- rise: 30" max.
- level landings
- handrails (both sides)
- edge protection

Plan for construction error…

RAMPS (405)

IEBC 410.8.5

<6" rise: edge protection

IBC floor contrast 1003.5

Plan for construction error

RAMPS

Good for existing, and assembly, temporary facilities, pools, and curb.

(Do not use unless you really need to.)

"Most architecture graduates think they're designing access ramps for the odd wheelchair, not every child under three." -Christine Murray.

HQ WUDQ FHV#
+53917 2737,

41 P xvw#frqflgh#z lk#
urxwh#ru#eh#rfdwhg#q#
wkh#vdp h#luhd#dv#
jhqhudo#sxedf#53916,-

51 93 (#ntxlhg#r#eh#
dffhvvleh

61 Dohqwdqfhv#kdw#
surylgh#glnfw#dffhvv#
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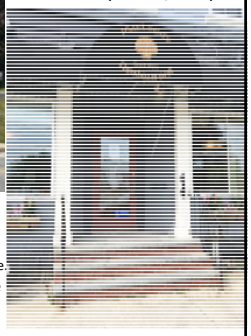
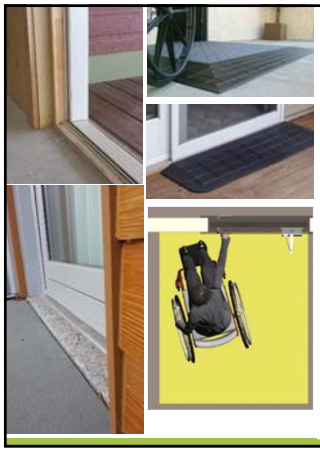
ENTRANCES
(206.4/404)



There are steps at the main entrance with a sign indicating direction to an unlocked accessible entrance.

If there are steps and no accessible entrance alternate services are available and advertised1



ENTRANCES

DOORS

32” clear opening *40 inches*

FHA 32” nominal clear opening (31 5/8”)

Low profile door thresholds

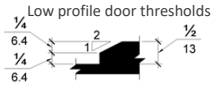
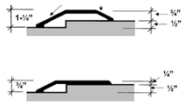


Figure 303.3

FHA secondary entrances:

½” max. pervious surface (deck)

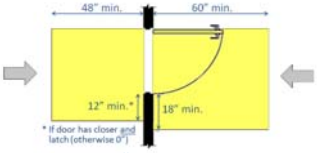
4” max. imperious surface (patio)



MANEUVERING CLEARANCES (404)

Minimum space at a door

48 Inches minimum in a series



ANSI A117.1 Dwelling Units

Accessible/Type A All comply with 404 (1002.5/1003.5)

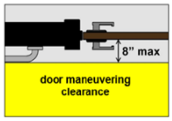
Type B Primary Entrance interior side (1004.5.1)

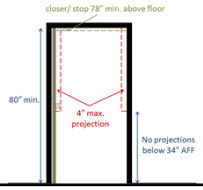
A117.1 2017 52" Min. at forward side

FHA: Common use and exterior of unit primary entrance (public side)

DOORS /GATES

- Limited projections into clear width
- closing speed
- smooth surface (push side)
- vision lights





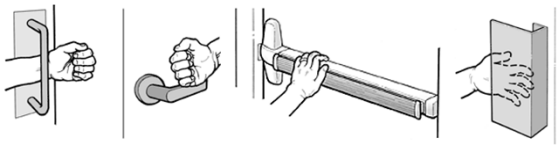
DOORS HARDWARE

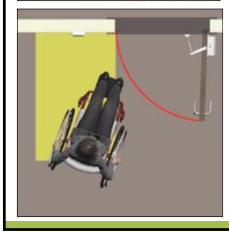
- Hardware height (34" – 48")
- 5 lbs max force (Interior doors)

- Delayed egress doors (IBC 1010) [note: people with dementia can still read]

A117.1 2017 Door Hardware (including fire doors): 15 lbs. forces

Rotational lever: 28 lbs.





AUTOMATIC DOOR OPERATORS (404.3)

Recommended, but not required

If provided clear floor space must be provided outside of door swing

ACCESSIBLE MEANS OF EGRESS (207)

IBC Egress Requirements Consists of:
Exit Access (Accessible route)
Area of refuge/rescue assist.
Exit Discharge

No exceptions for sprinklered buildings*
(*IBC 1007.3 Area of refuge)

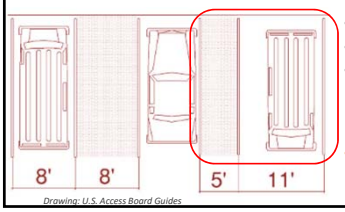
NFPA Evac Chair Standards
Store in place where can transfer safely and mobility device will not block exit for others

CHAPTER 5

General Site & Building:

- Parking
- Passenger Loading Zones
- Stairs
- Handrails

Restriping parking lots is considered an alteration under the ADA.



Drawing: U.S. Access Board Guides

PARKING (208/502.3)

Scoping calculated lot-by-lot

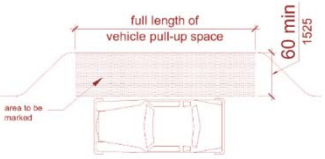
- Marking of access aisles
- Sign height (60" min.)
- Angled vans spaces (aisle on passenger side)
- 1:6 Van Accessible Spaces; Additional 3' width can be added to aisle or space
- Hospital Facilities: 10%
- Rehab/PT facilities: 20%
- Exempt: parking for buses, trucks, delivery and law enforcement vehicles, impound
- FHA: NO van accessible parking required

DESIGN FOR SNOW

(Pros: Signs with bollards stop bumpers from blocking a walkway, but enough space between signs that small plow can clear spaces and store snow in landscaping area.)

PARKING (502.3)

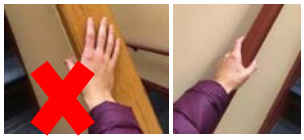
PASSENGER LOADING ZONE



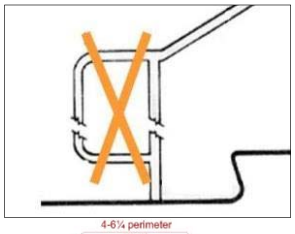
- At least 1 for every 100 linear ft. of loading zone space provided
- Aisles - same level as pull-up space
- Aisles to be marked
- No level changes in space or aisles
- **2015 IBC requires sign at PLZ Req. for Group I-1 I-2 and valet**

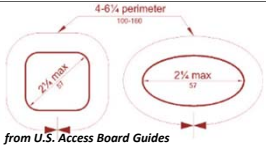
STAIRS (504)
HANDRAILS (505)

- Graspable handrails on both sides
- Returned extensions at top and bottom
- 7:11 minimum closed treads
- Nosing



HANDRAILS (505)





from U.S. Access Board Guides

Ramps, stairs, and walkways

- knuckle clearance: 1 ½" min. (not absolute)

  Note: **NFPA 101 2¼" min.**
- diameter: 1 ¼" – 2" (instead of 1 ½" max.)
- applies to outer diameter (clarification)
- Circular & noncircular cross sections

CHAPTER 6

Plumbing Elements & Facilities:

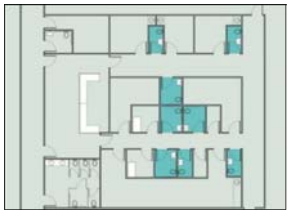
- Drinking Fountains
- Toilet & Bathing Rooms
- Water Closets, Toilet Compartments, Urinals
- Lavatories & Sinks
- Bathtubs & Shower Compartments
- Washing Machines & Clothes Dryers
- Saunas & Steam Rooms

DRINKING FOUNTAINS (211/602)

Where provided at exterior site or floor, 2 units required (wheelchair & standing access) or 50%

Bottle fillers: operable parts (205) reach over obstruction

CLUSTERED SINGLE USER TOILET ROOMS

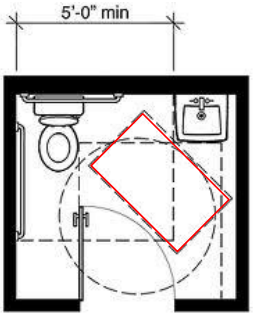


from U.S. Access Board Guides

Where clustered (medical facilities, schools, etc.) only 50% required accessible 213.2 IBC 1109.2

U.S. Access Board: Does NOT apply to single user bathrooms

SINGLE USER TOILET ROOMS



from U.S. Access Board Guides

223 EXCEPTION:

Toilet rooms that are part of critical or intensive care patient sleeping rooms shall not be required to comply with 603

30x48 Clear Floor Space required for door to swing into restroom

1991/2010:
7′-0″ x 6′-6″ = 45.5 SF

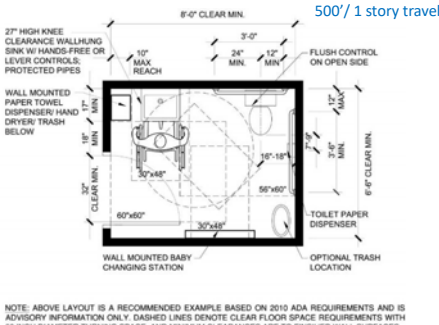
FHA: Powder rooms no requirements in covered units.

UNISEX/FAMILY RESTROOMS

ADA 213.2/IEBC 410.9.4

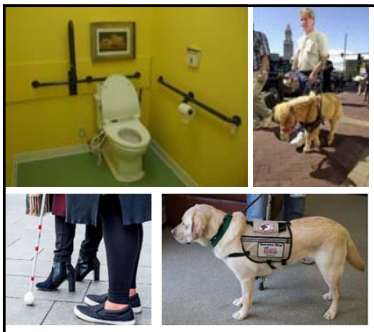
IBC Assembly/Mercantile 6+ TIts

500′/ 1 story travel



Renderings: US Access Board

NOTE: ABOVE LAYOUT IS A RECOMMENDED EXAMPLE BASED ON 2010 ADA REQUIREMENTS AND IS ADVISORY INFORMATION ONLY. DASHED LINES DENOTE CLEAR FLOOR SPACE REQUIREMENTS WITH 60 INCH DIAMETER TURNING SPACE, AND MINIMUM CLEARANCES ARE TO FINISHED WALL SURFACES.



UNISEX/FAMILY RESTROOMS

Benefits wider spectrum of people:
- Families
- Caregivers
- Service Animals
- Blind Community*

WATER CLOSETS

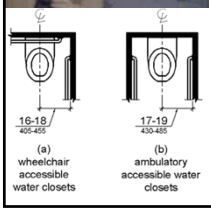
16-18 inches for accessible stall
(17-19 inches for ambulatory stall)

FHA toilet centerline 18".

IBC 2021: Assisted Toileting/Bathing

Alterative water closet with 24-26 inch centerline was approved by 2018 code meeting to be used for a % of accessible units at hospitals/nursing homes, and has support of Access Board.

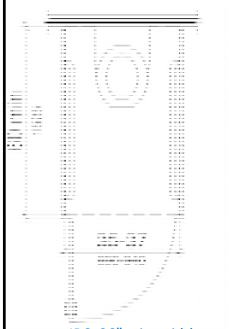
Bariatric provisions under committee review for hospital/nursing home patients up to 1000 pounds with goal to include in IBC 2021.



(a) wheelchair accessible water closets

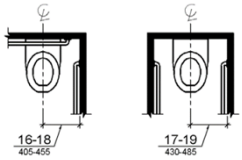
(b) ambulatory accessible water closets

from U.S. Access Board Guides



AMBULATORY STALLS (604.8.2)

Required in restrooms with **6+** fixtures, includes urinals (213.3.1)



(a) wheelchair accessible water closets

(b) ambulatory accessible water closets

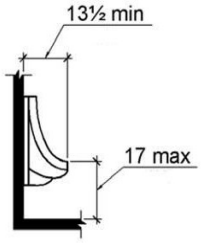
IBC: 36" min. width 604.10.2

from U.S. Access Board Guides

URINALS (605)

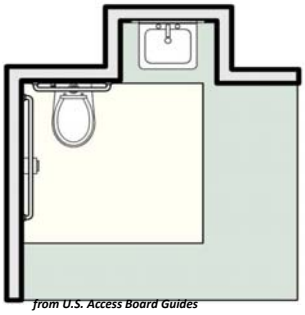
Where more than 1 urinal is provided (213.3.3)

Controls 309
Partition Depth *see Alcoves*



from U.S. Access Board Guides

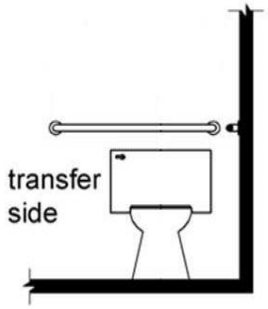
SINGLE USER TOILET ROOMS



- fixtures can be recessed
- shorter (24" min.) rear grab bar allowed in this case (604.5.2 Exception 1)

from U.S. Access Board Guides

FLUSH CONTROLS (604.6)



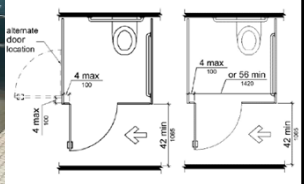
from U.S. Access Board Guides

Location: OPEN side of water closet

Height 48" max.

ACCESSIBLE TOILET STALL (604)

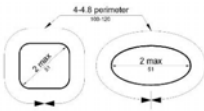
- 56" min. wall hung WC
- 59" min. floor mounted WC
- 9" clearance under partitions (12" A117.1 2017)
- Out-swing & self-closing door



from U.S. Access Board *ANSI A117.1*

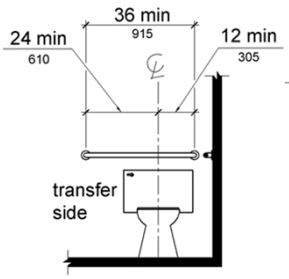
GRAB BARS (609)

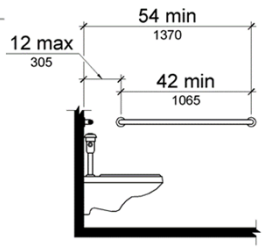
- Clearances at grab bars help ensure usability
- 1.25" – 2" diameter
- Flip Up grab bars not allowed where required for access.



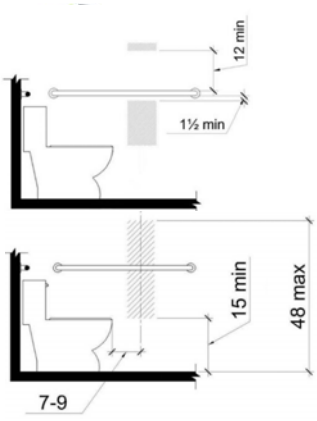
GRAB BARS

33" – 36" Above Finish Floor to top of gripping surface





from U.S. Access Board



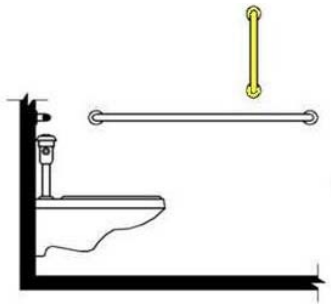
GRAB BAR CLEARANCES

Clearances:
1 ½" behind (absolute)
1 ½" min. below
12" min. above (new*)

* Excludes other grab bars (ANSI 117.1)

Toilet Paper Dispenser Location 7-9" to center

GRAB BAR EXCEPTIONS



Exception: Other grab bars

ANSI A117.1 requires 18" min. vertical grab bar (Suggested by AARP)

from U.S. Access Board

SINKS (212.3)

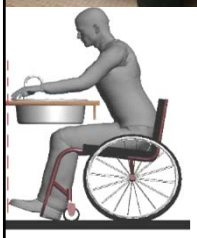
At least 5 percent, but no fewer than one, of each type provided in each *accessible* room or *space*.

EXCEPTION:
Mop or service sinks shall not be required to comply with 212.3.
Employee work spaces.*

FHA: 30x48 parallel CFS centered on sink or knee space

Above: deep service sinks with forward approach space to the side; sinks in adaptable tables may become even more useable to all occupants and situations.
Resource: Accessible Laboratory Beyond ADA - Guidelines for Universal Access
Blake-Drucker Architects

SINKS (606)



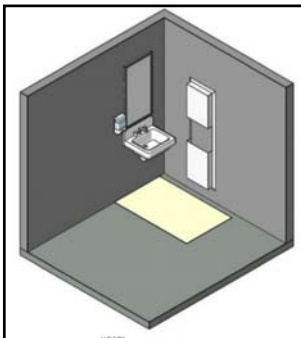
Public/ Common Use:
full access to 5%
•Classrooms /laboratory *(instruction)*
•Break room*/Preschool*
* side approach access allowed

Work Areas: access not required (recommended)
•Laboratory *(employee only)*
•Restaurant kitchen
•Janitor's sink *(exempt)*

Dwelling Units: adaptability allowed
Kitchens

from U.S. Access Board

LAVATORIES (606)



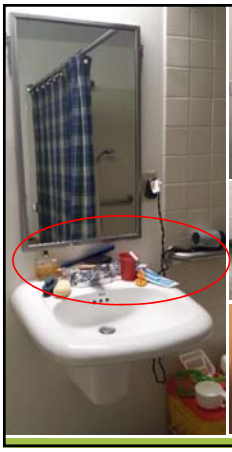
from U.S. Access Board Guides

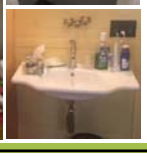
- Clear floor space
- Knee/Toe clearances
- 34" AFF Height
- Faucet & Controls
- Dispensers reach range
- Pipe Protection
- Mirror height 40" Max to bottom of reflective surface

IBC Enhanced Reach Range 606.5

- Faucet/Soap dispensers
- 11" maximum reach depth

RESIDENTIAL LAVATORIES





34" MAX AFF

FHA:
Spec A: 36"Max. AFF
Spec B: 34" Max. AFF

Not a public restroom, it is someone's home that they use everyday

1002.11.2.1 Vanity Counter Top Space. "…equivalent vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in Accessible units."

ELEMENTS FOR CHILDREN (604.9)

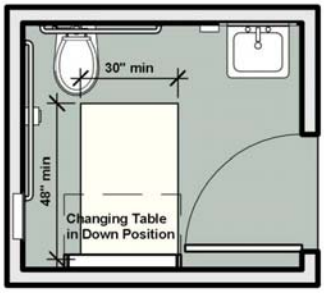
Alternate specifications permitted for children

Dispensers

Clear floor space
(forward or side)

Meet operable parts requirements and reach range

from U.S. Access Board Guides



from U.S. Access Board Guides

BABY CHANGING (A604.8.1.1)

ANSI 603.5

Clear floor space
(forward or side)

Location: outside of fixture and door maneuvering clearances (in stowed position)

BATHING FACILITIES (213)

- Access to all public facilities including:
- Locker rooms
- gym/pool/employee
- Bathrooms in accessible lodging guest rooms, dwelling units, patient rooms
- 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 SHOWER (608)

Stall dimension: 36" x 36"
Absolute, not min. measured to center point
Clear floor space position for alignment with seat
Grab bars can be continuous or split
2015 IBC/ANSI Vertical Grab Bar Required
FHA Glass doors allowed
A117.1 2017 52" min clearance (4" max. past control wall)

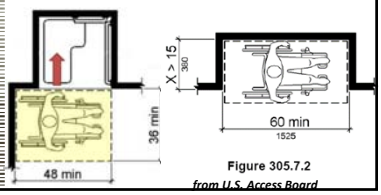
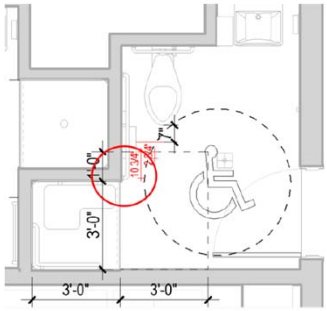


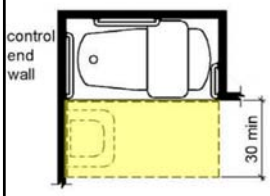
Figure 305.7.2
from U.S. Access Board

TRANSFER SHOWER (608)

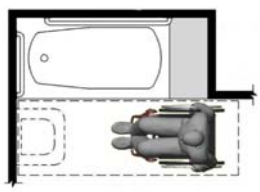


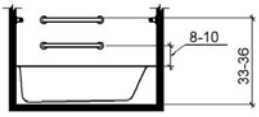
from U.S. Access Board

BATH TUBS (607)

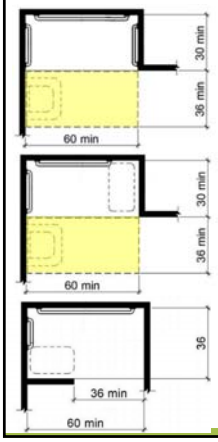


- Clear Floor space
- Removable Seat or Fixed Seat
- Grab bars
- 2015 IBC/ANSI Vertical Grab Bar Required





ROLL-IN SHOWER (608.2.2)



No seat: stall dimensions and clear floor space (lavatory can overlap)

With seat: grab bars end at seat folding seat in down position

2017 ANSI A117.1: Required

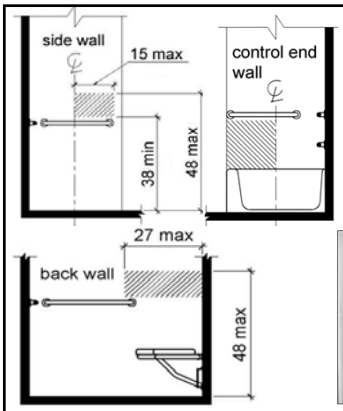
Alternate Roll-in/Transfer: 36" absolute dimension

from U.S. Access Board

SHOWER SPRAY UNIT (607.6)

- on/off control
- Fixed and hand held
- 59" length
- water temperature
- (120 degrees max.)

CONTROLS



Transfer stall control location near open side (usable from outside stall)

Roll-in Shower
- With seat: head/controls on back wall
- No Seat: any wall

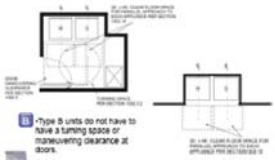
from U.S. Access Board

BATHING FACILITIES

LAUNDRY (214)
IBC 611

Washing Machines/Dryers:

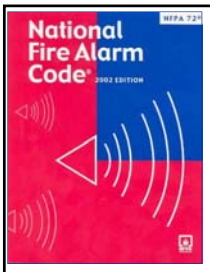
1 accessible: 3 or less
2 accessible: 3+



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)

ADA Standards require 110 dB max.

IBC visible alarms required at all public and common use spaces, assisted living, and hotel per table; private mode for healthcare

2018 IBC

Mass notification fire alarm signals in stadiums, arenas, and grandstands with more than 15,000 fixed seats now require captioned messages.

Evacuation plans at elevators

SIGNS (703)

Signs must be visual & tactile at:

1. Exit doors
2. Restrooms
3. When provided at permanent rooms & spaces

Signs must be visual at:

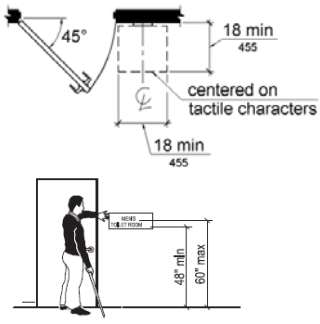
Directional & Informational

Signs are exempt at:

Temporary, directories, company names

IBC within stairways, at floor levels

SIGNS



Raised Characters

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

SIGNS

Exempt: temporary signs, building menus, directories, addresses, company names and logos

Visual only – directional or informational signs

Tactile/ visual – labels for permanent rooms & spaces, exit doors (Room number)

ASSISTIVE LISTENING SYSTEMS (706)

Amplify sound for Individual (219)

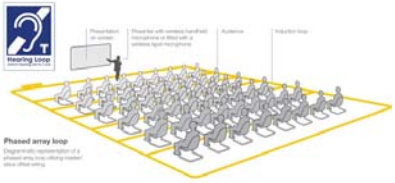
Required where:

- Audible communication integral to use of space
- Audio amplification provided
- Courtrooms

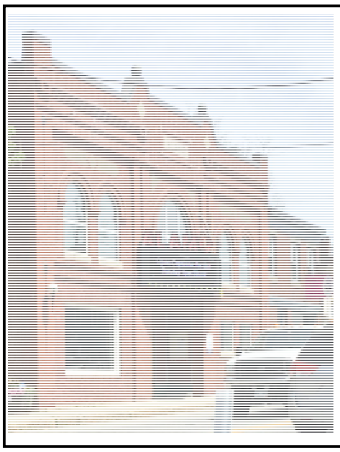
Signs required to indicate available

ASSISTED LISTENING DEVICES

Required where audible communication is integral to the use of the space, but are not required where audio amplification is not provided.



Number of required receivers based on seating capacity.



MOVIE THEATER CAPTIONING

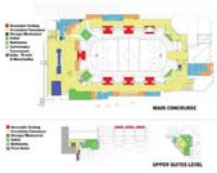
CHAPTER 8

Special Rooms, Spaces & Elements:

- Assembly areas
- Dressing / fitting / locker
- Kitchens and kitchenettes
- Medical/long-term care
- Transient lodging
- Prison cells
- Courtrooms
- Dwelling units
- Transportation facilities
- Storage

ASSEMBLY AREAS WHEELCHAIR SPACES 35.151(g)/36.406(f)

- Dispersion around playing field/performance area in seating bowls (horizontal & vertical)
- Prohibit placement on temporary platforms/ moveable structures
- Lines-of-sight

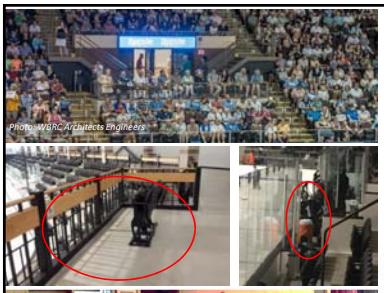


ASSEMBLY AREAS WHEELCHAIR SPACES (221.2)

Fewer wheelchair spaces required in assembly areas with more than 500 seats

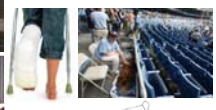
1:150 seats
>5,000 seats = .5%

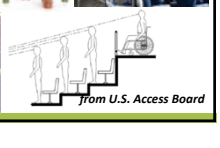
1 wheelchair + 3 companion seat ticket sales*
(35.138d)



ASSEMBLY AREAS WHEELCHAIR SPACES

- Integral part of seating plan (221.2.2)
- Lines-of-sight (221.2.3)
- Shoulder alignment for companion seats with equal quality seats (802.3.1) A117.1 2017 33"x 52"





ASSEMBLY AREAS WHEELCHAIR SPACES

KITCHENS
804

- Storage (50%)
- A clear floor or ground *space* complying shall be provided at each kitchen appliance.
- Side-Hinged or Bottom-Hinged Door Ovens shall have the work surface positioned adjacent to the side of the oven door.
- Ovens shall have controls on front panels.
- Refrigerator/Freezer 50% of the freezer *space* 54" max AFF

STORAGE
REACH RANGES

24-48 inches

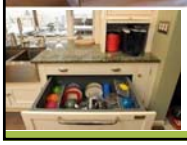
Open, visible, and flexible

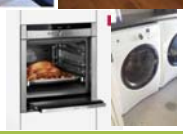
Drawers

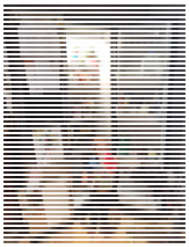
Pullout shelves

Panty height

D or loop shaped pulls



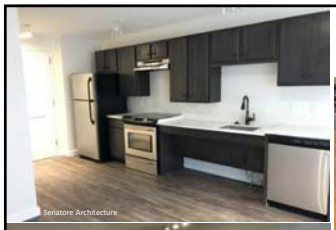




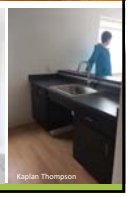
APPLIANCES
REACH RANGES

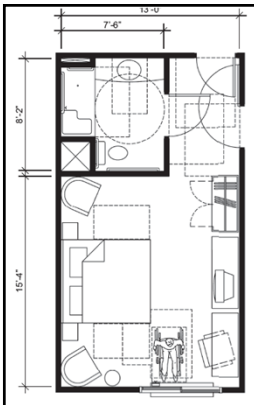
Elevated appliances

24-48 inches



Equality/Flexibility





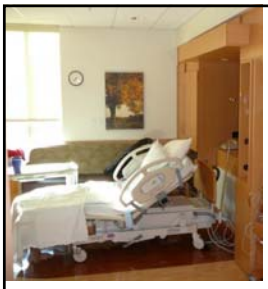
TRANSIENT LODGING
36.406 c, 224, 806

- 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

Access Board Guidance on the 2010 ADA Standards (free PDF download)

Residential
(233/809)

- Covers public housing:
- **State/Local Gov Housing**
- **Shelters**
- **Education**
- **5% wheelchair accessible**
- **2% communication access features**
- **Recognize coverage by HUD 504 regulations**
- In general, private housing not covered by ADA (may be covered by Federal Fair Housing OR 2015 IBC)



PATIENT ROOMS (223)

Patient Rooms with Mobility Features (1107.5)
Group I-1: 4%
Group I/I-2 Facilities Not Specializing in Treating Conditions That Affect Mobility: **10%** (min. 1)

Group I-2 Long-Term Care Facilities: **50%** (min. 1)

Group I-3 Facilities Specializing in Treating Conditions That Affect Mobility: **100%**

Remainder Type B Units/Visible Alarms

While dispersion is not required, the flexibility it provides can be a critical factor in ensuring cost effective compliance with applicable civil rights laws. Additionally, all types of features and amenities should be dispersed among accessible sleeping rooms to ensure equal access to and a variety of choices for all patients and residents.

PATIENT ROOMS (805)

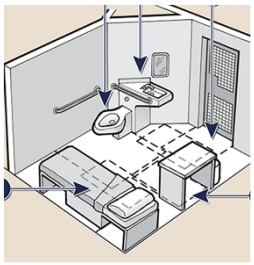
- Turning space within the room
- A clear floor space on each side of the bed
- Accessible storage

MEDICAL EQUIPMENT

The National Council on Disability (NCD) has urged the Justice Department to resume regulatory action under the ADA to address access to medical diagnostic equipment, such as examination tables and chairs, weight scales, radiological and other diagnostic equipment.

December 2017, DOJ **rescinded** its notice on equipment and furniture because it was "reevaluating whether regulation of the accessibility of non-fixed equipment and furniture is necessary and appropriate."

DETENTION/CORRECTIONAL FACILITIES (232/807)



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

IBC Group I-3

3% Accessible Units

At least one of each special holding/housing cell

10% of cells in medical care facilities

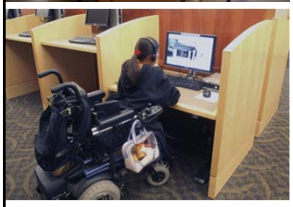
COURTROOMS (808)

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

CHAPTER 9

Built-In Elements:

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



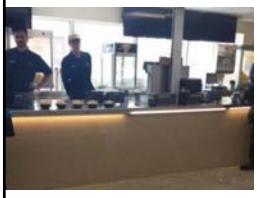
DINING & WORK SURFACES (902)

- 5% dispersed of FIXED surfaces
- 28” - 34” height
  - + Tray slides
- forward approach only (knee space)
- Queues & Check out line (access route)
- Self-service dispensing
- (reach range)
- Work surfaces used by employees not covered

DINING & WORK SURFACES (902)

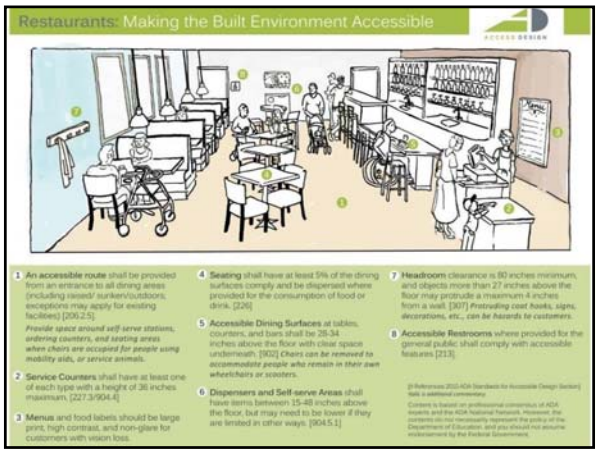
ADA is more strict than IBC:

If the bar is the only FIXED dining surface than 5% applies to the bar.



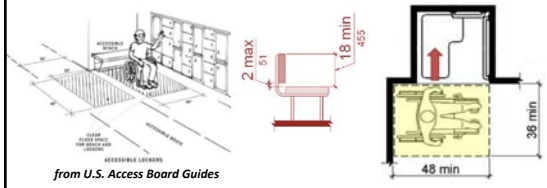
SALES & SERVICE COUNTERS (904)

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



BENCHES (903)

Only apply to benches in dressing, fitting, and locker rooms



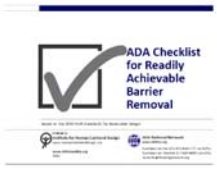
from U.S. Access Board Guides

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

Free ADA Guides/Resources



www.adachecklist.org

https://www.access-board.gov/guidelines-and-standards/recreation-facilities/guides

Recreation requirements

NO SAFE HARBOR

Facilities built before March 15, 2012:

Title II (state and local governments) Program when viewed in its entirety must be accessible

Title III (private public accommodations)
Remove barriers when "readily achievable" e.g. easily accomplishable and able to be carried out without much difficulty or expense

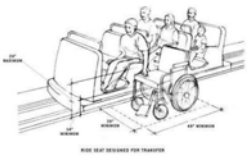
Amusement Rides (1002)

Accessible route to loading area

One of the follow per ride:

- Wheelchair space
- Ride seat for transfer
- Transfer device

Rides with exceptions: portable, operated by rider, kiddie, no seats provided



RECREATIONAL BOATING FACILITIES (1003)

Apply to fixed and floating marinas and public piers with boat slips

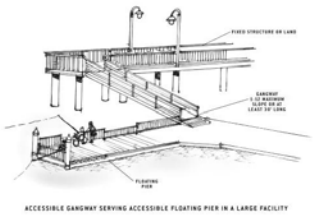
Elements addressed:

- Scoping and dispersion of accessible boat slips
- Gangway (80'/30' max)
  - Slope (1:12 max)

Exception:

- Ferry docks

FISHING PIERS AND PLATFORMS (1005)

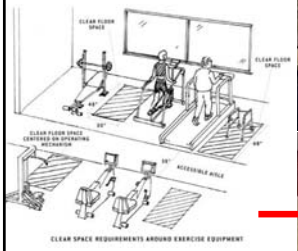


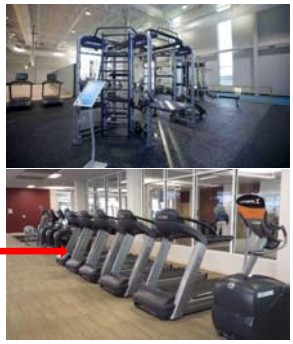
ACCESSIBLE GANGWAY SERVING ACCESSIBLE FLOATING PIER IN A LARGE FACILITY

from U.S. Access Board

- Accessible route to floating pier / platform
- Gangway length, slope and cross slope
- Clear floor or ground space
- Maneuvering space
- Edge protection (where railings are provided)

EXERCISE EQUIPMENT (1004)





from U.S. Access Board Guides

GOLF COURSES (1006)/ MINATURE GOLF COURSES (1007)

Golf Facilities
Designed & constructed for golf car entry/exit

Min 5%, but no fewer than 1:
•practice putting greens
•practice teeing grounds
•teeing stations at driving ranges

Miniature Golf Facilities
50% of holes must be accessible & consecutive (May include one break if last hole is included)

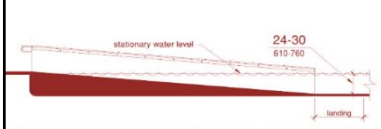
from U.S. Access Board

CHILDREN'S PLAY AREAS (1008)

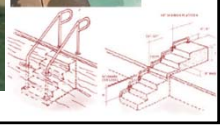
- Scoping of play components – 20+ = Ramp required
- Accessible routes – 1 to each type of component
- Clear floor or ground space
- Ramp slopes and dimensions
- Transfer devices
- Ground surface
- If located within the use zone, the accessible surface must be impact attenuating (ASTM1292-99)

[IBC has no playground requirements since that goes beyond the building]

SWIMMING POOLS AND SPAS (1009)



< 300 linear ft
Lift or sloped entry
>300 linear ft
Lift or sloped entry and
Transfer wall/system,
stairs, lift, or sloped entry



WADING POOLS/ SPRAYGROUNDS

Sloped entry to deepest part of pool

Handrails not required

Refer to Play Area requirements for play components

If submerged, exception for slope and surface requirements

Recommendation:
Don't say accessible,
Tell people what mobility features are available, for example accessible picnic tables or % slope of trails

OUTDOOR DEVELOPED AREAS

Had obligation since 1991 to provide access, but now tell you how…federal at least.
Considered best practice for II/III since following what is required for federal
Existing facilities should look at standards and do the best they can to show that they are trying
Document exceptions to help someone in the future understand why you did what you did
Identify to public in media if trails will be impacted by seasonally conditions that may impact access, and OPDM use.

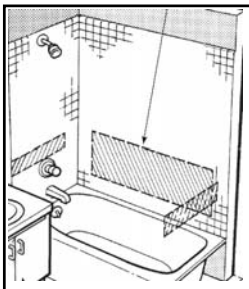
MAINTENANCE

Maintain facilities in working order (35.133/36.211/MHRA 7.13)

Maine Housing

MHRA
ANSI A 117.1 -2009
Accessible and Usable Buildings and Facilities
Type B units

2015 IBC
Accessible
Type A and B



FAIR HOUSING

All NEW construction since 1991
of 4+ multifamily housing

Accessible Entrance/Route
Accessible Commons Use Areas
Usable Doors
Accessible routes in Covered Units
Accessible controls
Blocking for grab bars
Usable Kitchens and Bathrooms

RESIDENTIAL
ANSI A117.1

ACCESSIBLE UNITS:
CONSTRUCTED WHEELCHAIR ACCESSIBLE

TYPE A UNITS:
CONSTRUCTED WHEELCHAIR ADAPTABLE

TYPE B UNITS:
FHA GUIDELINES

EXISTING ACCESSIBLE/TYPE A:
UNITS REQUIRED BASED ON NUMBER BEING ALTERED

EXISTING TYPE B:
REQUIRED WHEN ALTERATION IS 50%+ OF BUILDING AREA

RESIDENTIAL TYPE B

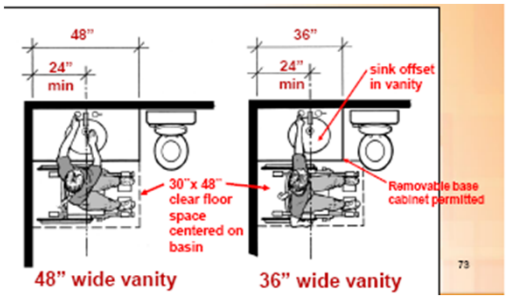
30X48 CFS out of door swing
30X48 CFS centered on lavatory

OPTION A
Min. level of accessibility
All fixtures must comply
Perpendicular approach to the bathing fixture permitted

OPTION B - MORE ACCESSIBLE
At least 1 of each fixture type must comply
Lavatory rim 34" max AFF
Parallel approach to the bathing fixture required

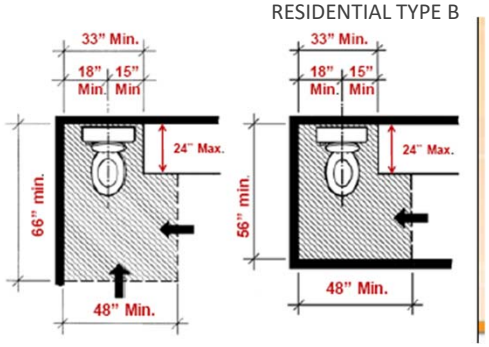
Account for elongated/comfort height toilets.

RESIDENTIAL TYPE B

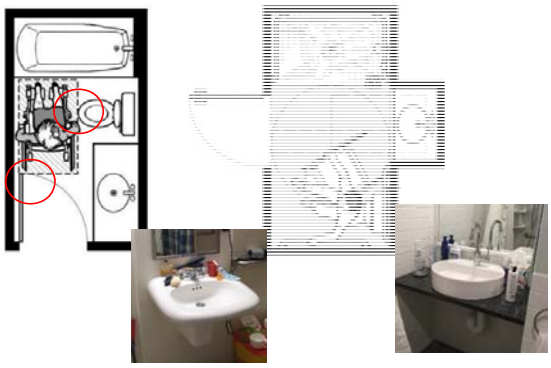


Account for elongated/comfort height toilets.

RESIDENTIAL TYPE B



"Usable" vs. ACTUALLY USABLE



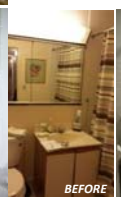
From FHA Design Guide and Center for Universal Design

EXISTING BATHROOMS

With limited space:

- "Wet room"
- Recess sink

A one level shower can be a stylish and functional design which will work for life1



BEFORE

AFTER

U.S. Access Board Guides

IBC TYPE C
LOCAL ADOPTION REQUIRED

2015 IBC

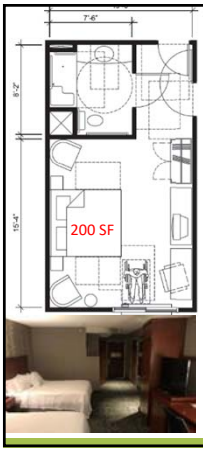
"The intent is so that the homes will both accommodate visitors with disabilities and promote the aging in place concept so people may enjoy their homes without requiring major modifications when they, family or friends face short-or long-term mobility constraints."

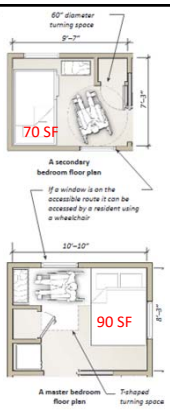
Visitability

- Fills the gap in access laws (1-3 family homes)
- Seven key features
  - Step-less entry (front, side, rear of home) with low thresholds throughout
  - Wider doorways (32 inches)
  - Wider hallway clearances (36 inches)
  - At least one accessible half bath on first floor
  - At least one food preparation area on the ground floor
  - Reinforcement in walls next to toilets for future installation of grab bars
  - Environmental controls at wheelchair reach height

VISITABILITY COMMUNNITIES:
BOLLINGBROOK, IL

IBC 215: Type C Units
Local adoption required





BEDROOMS

MSHA:
Primary Bedroom size:
120 SF min.
Least Dimension: 9'-6"
Vs.
ADA lodging example
HUD Disaster Relief Housing
10 SF CFS 21 SF T-turn
Mattresses:
Twin = 20 SF
Full = 28 SF
Queen = 33 SF
King = 42 SF

https://www.huduser.gov/portal/publications/design_details.pdf

UNIVERSAL DESIGN

"Bad design disables,
Good design enables."

flexible, impartial, safe, and simple.

https://www.huduser.gov/portal/publications/design_details.pdf

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Ten ADA Centers =
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Funded by the National Institute on Disability and Rehabilitation Research

1.800.949.4232 voice/tty

Alpha One 207.767.2189

All information provided in this presentation is intended for educational purposes from interpretations, and experiences with consumers with disabilities. The information provided should be considered as general in nature as requirements, laws and codes can vary greatly. The information provided is not intended to be used as legal advice.

International Code Council
IBC
Chapter 11 Accessibility Training

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Thank you

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