



## ADVANCED ACCESSIBILITY COMPLIANCE - THE GOOD THE BAD THE UGLY OR WHY DID I DO THAT????

What's happening?

What's changing?

Will it ever get updated?

What Does it all Mean?

What About the Other Codes?


## HELP! HELP! HELP!

The attached information is for your review to let you know about the State of Florida's Accessibility Code for Building Construction and the requirements of the ADA. These materials are provided for informational purposes only and are intended to serve as a guide for the design professional. Users must bear any risks and/or liabilities associated with the use and/or interpretations of these materials and shall bear the sole responsibility to evaluate the information provided to form their own independent judgment as to using it.





So be ready for accessibility compliance issues **NOW!**

**Advanced Accessibility Compliance -  
The Good, The Bad, The Ugly – Or  
Why Did I Do That???**



For: AIA Florida  
By: Larry M. Schneider, AIA



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**Accessibility Technical Assistance for  
the ADA and the FACBC**

- **US Architectural & Transportation Barriers  
Compliance Board (ACCESS BOARD)**
  - ◆ Technical assistance re: the technical  
criteria of the ADAAG
  - ◆ Phone: 800-USA-ABLE
  - ◆ Phone 202-272-5434
  - ◆ Fax 202-272-5447
  - ◆ World Wide Web Home Page  
[www.access-board.gov](http://www.access-board.gov)



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**Access Board Update**

- In February 2004, the Board completed its  
work on these guidelines and submitted them  
to the Office of Management and Budget  
(OMB), the clearinghouse for Federal  
regulations. **The Board has published the  
new guidelines as approved by OMB in  
the *Federal Register* and they are  
posted on its website. Publication was  
July 23, 2004.**



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### 2004 Access Board Guidelines

- **Supplements to ADAAG**  
The Board previously developed supplements to the original ADA guidelines that are specific to different types of facilities and elements:
- state and local government facilities, including courthouses and prisons (1998)
- building elements designed for children's use (1998)
- play areas (2000)
- recreation facilities (2002)
- These supplements are included in the new guidelines. They have been revised for consistency with the format and approach of the new document, but their substance remains unchanged.



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### 2004 Access Board Guidelines

- **Chapter 10: Recreation Facilities and Play Areas**  
Technical provisions for various types of recreation facilities, including play areas the Board developed previously as supplements to the original ADA guidelines are located in Chapter 10. They have been integrated into the new guidelines without substantive change. Requirements are provided for **amusement rides** (1002), **recreational boating facilities** (1003), **exercise machines** (1004), **fishing piers and platforms** (1005), **golf facilities** (1006), **miniature golf facilities** (1007), **play areas** (1008), **swimming pools, wading pools, and spas** (1009), and **shooting facilities with firing positions** (1010).



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### Accessibility Technical Assistance for the ADA and the FACBC

- **US Department of Justice**
  - ◆ Technical assistance regarding applicability of the ADA Title III and interpretations of legal questions regarding enforcement 800-514-0301
  - ◆ World Wide Web Home Page [www.ada.gov](http://www.ada.gov)



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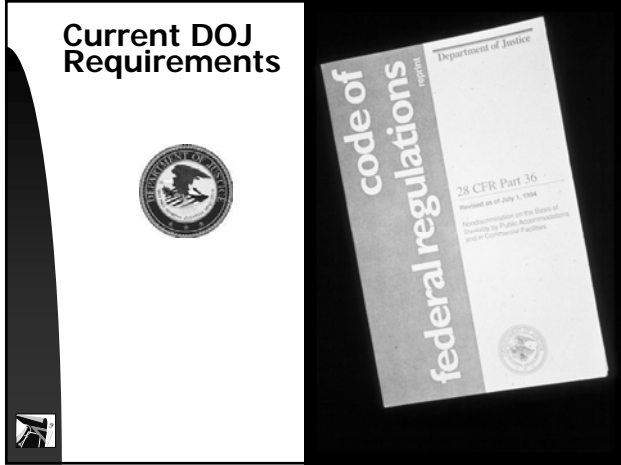
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**Accessibility Technical Assistance for the ADA and the FACBC**

- **Regional Disability & Business Technical Assistance Center**
  - ◆ Local technical assistance regarding any aspect of the ADA 800-949-4232

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**Accessibility Technical Assistance for the ADA, the FACBC and the Fair Housing Act**

- **Internal Revenue Service**
  - ◆ Provides information about tax code provisions including tax credits (section 44) and deductions (section 190) that can assist businesses in complying with the ADA
  - ◆ Tax code information 800-829-1040 (voice) or 800-829-4059 (tty)
  - ◆ World Wide Web Home Page [www.irs.gov](http://www.irs.gov)

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**Fair Housing Act –  
Seven Design and Construction Requirements**

1. Accessible building entrance on an accessible route
2. Accessible and usable public and common-use areas
3. Usable doors
4. Accessible routes into and through covered unit
5. Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations
6. Reinforced walls for later installation of grab bars
7. Usable kitchens and bathrooms



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**Common Defenses**

- I didn't know
- It's not *my* fault
- The law doesn't apply
- They can't sue me
- The guidelines are confusing
- No applicants with disabilities
- The unit is still usable



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**Units Covered by the Fair Housing Act**

The design and construction requirements apply to "covered multifamily dwellings" designed and constructed for first occupancy after **March 13, 1991**



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**Scoping Parameters of the Fair Housing Act**

- What is Covered**  
Housing in buildings with four or more units
  - In elevator buildings, all units
  - In buildings without an elevator, ground floor units
  - Constructed for first occupancy after March 13, 1991
- What is **not** Covered**
  - Detached single family houses
  - Duplexes or triplexes
  - Multistory townhouses
- Special Issues**

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**Fair Housing Act and Other Applicable Standards-  
Fair Housing Act and ADAAG Both Apply**

In most multifamily developments, dwellings and common-use areas are not covered by the ADA or the accessibility provisions of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

However, portions of public and common-use areas, if they are open to the general public, and not just to residents of the development, are considered "public accommodations" under title III of the ADA, and would have to comply with the ADA and Fair Housing Act.

Examples of such common-use areas are leasing and sales offices. These facilities are places of business, open to the general public. They and the other facilities that serve them such as the parking lot, entrance, and toilet facilities are covered under ADA.

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**Accessibility Technical Assistance for  
the ADA and the FACBC**

- **Florida Department of Community Affairs  
- Codes and Standards Section**
  - ◆ Responding to questions on the Florida Accessibility Code for Building Construction (FACBC-97)
  - ◆ Phone: 850-487-1824
  - ◆ World Wide Web Home Page [www.floridabuilding.org](http://www.floridabuilding.org)
- **BOAF Web Page**
  - ◆ [www.boaf.net](http://www.boaf.net)

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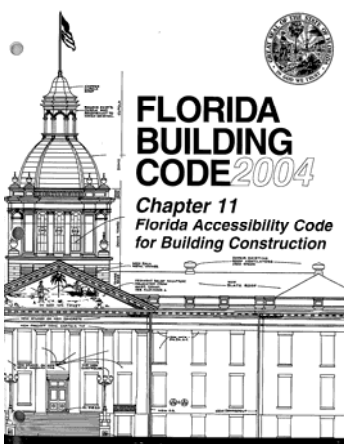
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**Current Florida Accessibility Code Requirements**

**The 2007 Edition Becomes Effective 10/01/08**



**FLORIDA BUILDING CODE 2004**

**Chapter 11**  
Florida Accessibility Code for Building Construction

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**Accessibility Technical Assistance for the ADA and the FACBC – 2007 Law**

- **553.775(5) Interpretations** - Notwithstanding the other provisions of this section, the Florida Accessibility Code for Building Construction and chapter 11 of the Florida Building Code may not be interpreted by, and are not subject to review under, any of the procedures specified in this section. This subsection has no effect upon the commission's authority to waive the Florida Accessibility Code for Building Construction as provided by s. 553.512 [which is Modifications and waivers; advisory council].

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**Accessibility Technical Assistance for the ADA and the FACBC – 2008 Legislative Session**

- **553.775(5) Interpretations** - The commission may render declaratory statements in accordance with s. 120.565 relating to the provisions of the Florida Accessibility Code for Building Construction not attributable to the Americans with Disabilities Act Accessibility Guidelines. Notwithstanding the other provisions of this section, the Florida Accessibility Code for Building Construction and chapter 11 of the Florida Building Code may not be interpreted by, and are not subject to review under, any of the procedures specified in this section. This subsection has no effect upon the commission's authority to waive the Florida Accessibility Code for Building Construction as provided

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### Accessibility Technical Assistance for the ADA and the FACBC

- **Larry M. Schneider, AIA**  
**Architect**  
**Accessibility Consultant**
  - ◆ Offers general accessibility consulting for on FACBC, the ADA and the Fair Housing Act
  - ◆ Phone 786-3361984
  - ◆ Fax 786-3361985
  - ◆ E-Mail Larry@LMSArch.net



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### The Recommended "Tools of the Trade" for Accessibility Site Reviews

- Any tape measure (recommend a minimum of 25 feet).
- The leveling device is a Macklanburg-Duncan model number 92379 24" SmartTool with Module by Macklanburg Duncan. The current price is \$109.99 and it can be found at [www.amazon.com](http://www.amazon.com) The slope meter comes in a 6 inch, 2 foot, and 4 foot size. At a minimum we would recommend the 2-foot unit. Consider the 6-inch module also (for curb work).
- Door pressure gauge can be purchased from HMC, INT'L DIV., INC., Littleton, Colorado. Phone number is 303-7943703 and 1-800-8484912, ext 4452. You would be looking for model number DPG-PP 0-35 pound force range (estimated cost \$30.00).
- Digital camera. Model and style your choice.



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### Equivalent Facilitation

- **11.2.2 Equivalent Facilitation** - Departures from particular technical and scoping requirements of this guideline **by the use of other designs and technologies are permitted** where the alternative designs and technologies used will provide substantially equivalent or greater access to and usability of the facility.
- Departure from the explicit technical and scoping requirements of this code for any element voids any otherwise applicable presumption of rebuttable evidence that the element has been constructed or altered in accordance with the minimum accessibility requirements of the ADA



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## ADA/FACBC Requirements

- **11-3.2 Dimensional Tolerances - All dimensions are subject to conventional building industry tolerances for field conditions.**



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**ADA**  
Design Guide

### **1** Restriping Parking Lots

#### Accessible Parking Spaces

When a business, State or local government agency, or other covered entity restripes a parking lot, it must provide accessible parking spaces as required by the ADA Standards for Accessible Design. Failure to do so would violate the ADA.

In addition, businesses or privately owned facilities that provide goods or services to the public have a continuing ADA obligation to remove barriers to access in existing parking lots when it is readily achievable to do so. Because restriping is relatively inexpensive, it is readily achievable in most cases.



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## Common ADA Errors and Omissions in New Construction and Alterations

### Parking

**Error/Omission:**

The built-up curb ramp projects into the access aisle.

The accessible parking space and access aisle is not level in all directions.

**Result:**

When an access aisle has a sloped surface, a wheelchair may roll away from a car or van preventing the wheelchair user from getting out of the vehicle. The sloped surface also prevents a van-mounted wheelchair lift from being fully-lowered to the access aisle surface.

**Requirement:**

4.6.3\* Parking Spaces. ...Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.



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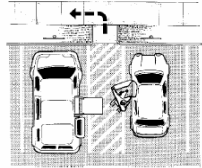
### Common ADA Errors and Omissions in New Construction and Alterations

#### Parking

**Error/Omission:**  
There is no accessible route from accessible parking to an accessible entrance.

**Result:**  
A person using a wheelchair, scooter, or walker has no way of getting from the accessible parking space to the building entrance. Often when there is an inaccessible walkway provided for others, wheelchair users must use a roadway or vehicular route which can be dangerous.

**Requirement:**  
4.6.3\* Parking Spaces. ...Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3.



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### Common ADA Errors and Omissions in New Construction and Alterations

#### Parking

**Error/Omission:**  
No van accessible spaces are provided in the parking area.

**Result:**  
A person who uses a van equipped with a wheelchair lift has inadequate space to lower the wheelchair lift and get out of the vehicle.

**Requirement:**  
4.1.2 (5)(b) One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide.

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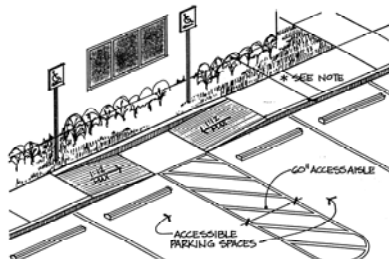
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\* NOTE: THIS CURB RAMP AND SIDEWALK CONFIGURATION AVOIDS USING A BUILT-UP CURB RAMP EXTENDING INTO ACCESS AISLE. THIS LAYOUT IS PARTICULARLY USEFUL WHEN THE SPACE BETWEEN THE CURB AND AN OBSTRUCTION DOES NOT ALLOW FOR A CURB RAMP WITH FLARED SIDES WITH 48" CLEAR AT HEAD OF RAMP (APPROX. 10' IS NEEDED).

INSET CURB RAMP

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### Common ADA Errors and Omissions in New Construction and Alterations

#### Ramps

**Error/Omission:**

Landing areas where ramps change direction (e.g., switchbacks or 90° turns) are too small.

**Result:**

Wheelchair users are unable to go up or down the ramp because there is not enough space to turn on a level surface. This makes the ramp unusable.

**Requirement:**

4.8.4\* (3) If ramps change direction at landings, the minimum landing size shall be 60 in by 60 in (1525 mm by 1525 mm).



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### Common ADA Errors and Omissions in New Construction and Alterations

#### Ramps

**Error/Omission:**

Parts of an accessible route with slopes that exceed 1:20 lack required features including handrails and edge protection.

**Result:**

When a walkway or other pedestrian surface has a slope greater than 1:20, it is more difficult to maintain control of a wheelchair. Wheelchair users may also not be able to climb up the sloped route without railings. Lack of edge protection may result in injury if a wheelchair user rolls off the side of the route. People who use a mobility device such as crutches, a cane, or a walker may lose their balance or fall while using a sloped section that does not have handrails or edge protection.

**Requirement:**

4.8.1\* General. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8.



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### Common ADA Errors and Omissions in New Construction and Alterations

#### Stairs

**Error/Omission:**

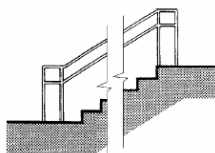
Handrail extensions are not provided at the top and bottom risers.

**Result:**

People who use crutches or a cane or who have limited balance may fall at the top or bottom of the stairs because they have no railing to hold onto as they make the transition from the steps to the landing.

**Requirement:**

4.9.4(2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top riser and at least 12 in (305



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### Common ADA Errors and Omissions in New Construction and Alterations

#### Stairs

**Requirement:**

mm) plus the width of one tread beyond the bottom riser. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal (see Fig. 19(c) and (d)). Handrail extensions shall comply with 4.4.



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Handrail extensions are not required to be 12 inches plus the depth of one tread because of section 11-4.1.3(4) which says that interior and exterior stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access shall comply with Section 11-4.9.



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### Common ADA Errors and Omissions in New Construction and Alterations

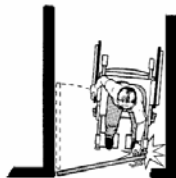
#### Doors

**Error/Omission:** Adequate maneuvering clearance is not provided at doors, including doors to accessible toilet stalls.

**Result:** A person using a wheelchair cannot open the door without a clear level area in front of and adjacent to the door that provides a place to maneuver.

**Requirement:** 4.13.6 Maneuvering Clearances at Doors. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Fig. 25. The floor or ground area within the required clearances shall be level and clear.

4.17.5\* Doors. Toilet stall doors, including door hardware, shall comply with 4.13. If toilet stall approach is from the latch side of the stall door, clearance between the door side of the stall and any obstruction may be reduced to a minimum of 42 in (1065 mm) (Fig. 30).



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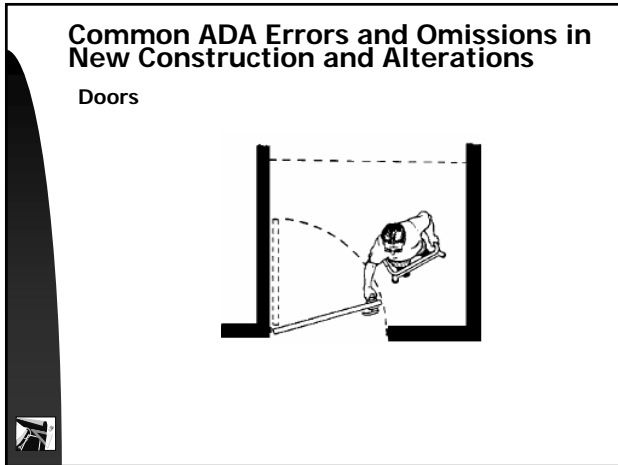
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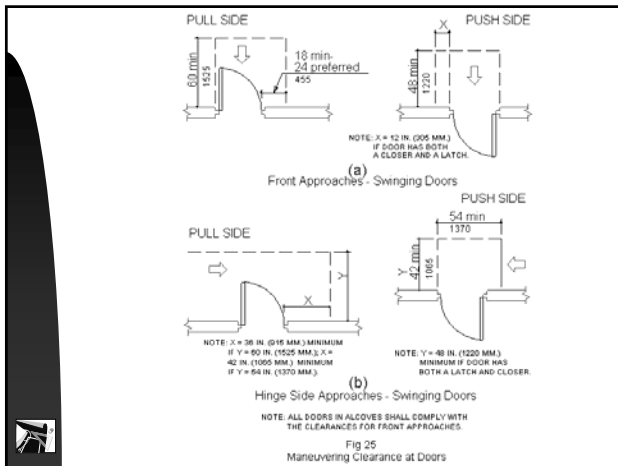
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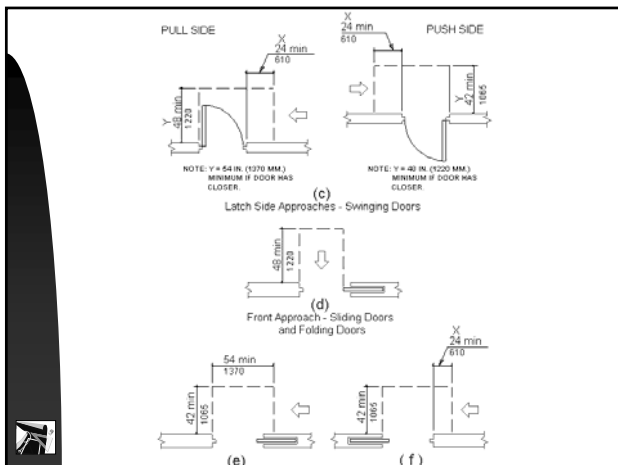
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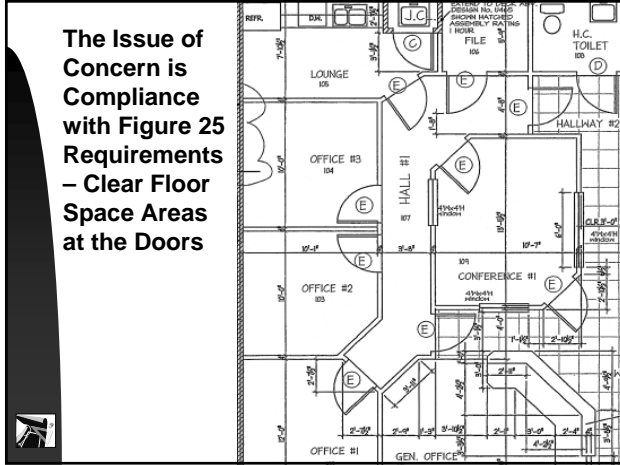
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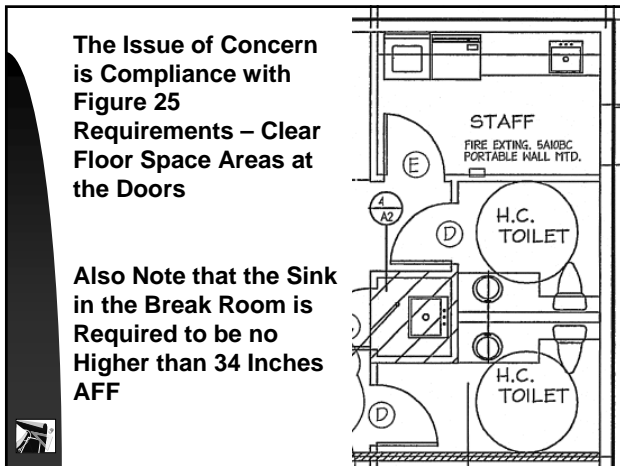
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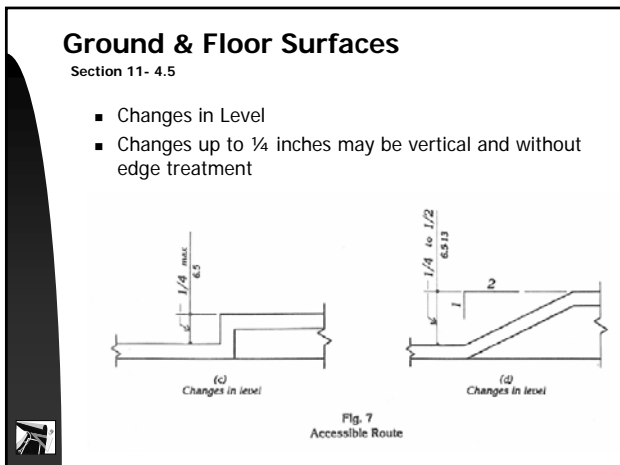
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### Common ADA Errors and Omissions in New Construction and Alterations Circulation Path

**Result:**  
People who are blind or who have low vision can be seriously injured when they cannot detect an object by using the sweep of their cane.

**Requirement:**  
4.1.2 (3) All objects that protrude from surfaces or posts into circulation paths shall comply with 4.4.  
4.1.3 (2) All objects that overhang or protrude into circulation paths shall comply with 4.4.



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### Common ADA Errors and Omissions in New Construction and Alterations Circulation Path

4.4.1\* General. Objects projecting from walls (for example, telephones) with their leading edges between 27 in and 80 in (685mm and 2030 mm) above the finished floor shall protrude no more than 4 in (100 mm) into walks, halls, corridors, passageways, or aisles (see Fig. 8(a)). Objects mounted with their leading edges at or below 27 in (685 mm) above the finished floor may protrude any amount (see Fig. 8(a) and (b)). Free-standing objects mounted on posts or pylons may overhang 12 in (305 mm) maximum from 27 in to 80 in (685 mm to 2030 mm) above the ground or finished floor (see Fig. 8(c) and (d)). Protruding objects shall not reduce the clear width of an accessible route or maneuvering space (see Fig.8(e)).

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### Common ADA Errors and Omissions in New Construction and Alterations Circulation Path

4.4.2 Head Room. Walks, halls, corridors, passageways, aisles, or other circulation spaces shall have 80 in (2030 mm) minimum clear head room (see Fig. 8(a)). If vertical clearance of an area adjoining an accessible route is reduced to less than 80 in (nominal dimension), a barrier to warn blind or visually-impaired persons shall be provided (see Fig. 8(c-1)).

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### Common ADA Errors and Omissions in New Construction and Alterations Toilet Rooms and Bathrooms

**Error/Omission:**

Where toilet rooms or bathrooms are provided, not all public and common use toilet rooms and bathrooms (including locker rooms and toilet rooms for employee use) are accessible.

**Result:**

People with disabilities are restricted to a limited number of toilet rooms and may have to travel long distances to the accessible toilet room while others can use any toilet room.

**Requirement:**

4.1.3(1) Toilet Facilities: If toilet rooms are provided, then each public and common use toilet room shall comply with 4.22. Other toilet rooms provided for the use of occupants of specific spaces (i.e., a private toilet room for the occupant of a private office) shall be adaptable. If bathing rooms are provided, then each public and common use bathroom shall comply with 4.23. Accessible toilet rooms and bathing facilities shall be on an accessible route.



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### Common ADA Errors and Omissions in New Construction and Alterations Toilet Rooms and Bathrooms

**Error/Omission:**

Toilet rooms with 6 or more toilet stalls lack a 36" wide "ambulatory" toilet stall.

**Result:**

Too few accessible stalls are provided for people with mobility disabilities. People who walk with crutches, a cane, a walker, or who have limited balance generally find it easier and safer to use a stall that has parallel grab bars.

**Requirement:**

4.22.4, 4.23.4 Water Closets. If toilet stalls are provided, then at least one shall be a standard toilet stall complying with 4.17; where 6 or more stalls are provided, in addition to the stall complying with 4.17.3, at least one stall 36 in (915 mm) wide with an outward swinging, self-closing door and parallel grab bars complying with Fig. 30(d) and 4.26 shall be provided. Water closets in such stalls shall comply with 4.16. If water closets are not in stalls, then at least one shall comply with 4.16.



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### Common ADA Errors and Omissions in New Construction and Alterations Toilet Rooms and Bathrooms

**Error/Omission:**

The door to the toilet room swings into the required clear floor space at accessible fixtures, controls, and dispensers.

**Result:**

The entry door to the toilet room cannot be fully opened when a wheelchair user is using the accessible fixture, control, or dispenser. For example, if a person using a wheelchair is positioned in the clear floor space at the paper towel dispenser and that clear floor space overlaps the space needed to swing the door open, the door cannot be fully-opened.

**Requirement:**

4.22.3\*, 4.23.3\* Clear Floor Space. The accessible fixtures and controls required in 4.22.4, 4.22.5, 4.22.6, 4.22.7 and 4.23.4, 4.23.5, 4.23.6, and 4.23.7 shall be on an accessible route. An unobstructed turning space complying with 4.2.3 shall be provided within an accessible toilet room. The clear floor space at fixtures and controls, the accessible route, and the turning space may overlap.



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### Accessibility Requirements For Toilet Rooms Per The ADA For Existing Conditions

- **4.1.6(3)(e)(ii)** Where it is **technically infeasible** to install a required standard stall (Fig. 30(a)), or where other codes prohibit reduction of the fixture count (i.e., removal of a water closet in order to create a double wide stall), **either alternate stall (Fig. 30(b)) may be provided** in lieu of the standard stall.
- **4.1.6(3)(e)(iii)** When existing toilet or bathing facilities are being altered and are **not made accessible**, signage complying with 4.30.1, 4.30.2, 4.30.3, 4.30.5, and 4.30.7 shall be provided indicating the location of the nearest accessible toilet or bathing facility within the facility.



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11-4.22.4 Water closets  
**6th Stall** are provided, then at least one shall be a standard toilet stall complying with Section 11-4.17; where six or more stalls are provided, in addition to the stall complying with Section 11-4.17.3, at least one stall 36 inches (915 mm) wide with an outward swinging, self-closing door and parallel grab bars complying with Figure 11-30(b) and Section 11-4.26 shall be provided. Water closets in such stalls shall comply with Section 11-4.16.



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**There is no Requirement for Tilt Mirrors**

**That Requirement Went Away in 1993!!!!**



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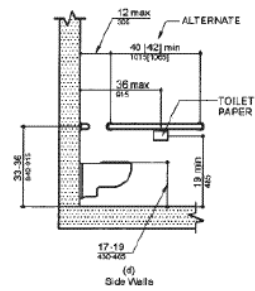
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### Location of Toilet Paper Dispenser



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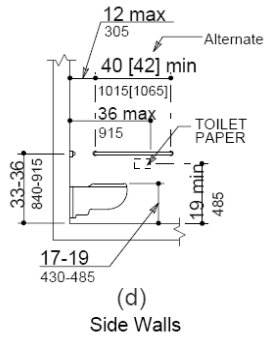
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### Location of Toilet Paper Dispenser



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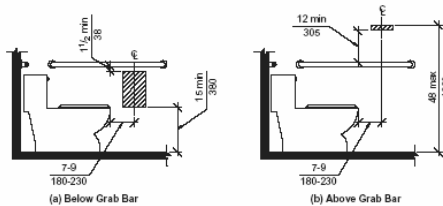
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### Toilet Paper Dispenser Locations



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### Common ADA Errors and Omissions in New Construction and Alterations

Toilet Rooms and Bathrooms

**Error/Omission:**

When a transfer shower is used, it is often larger than the required 36" x 36" size.

**Result:**

People with disabilities may be injured when using a transfer shower that is too large. Users may slide off the seat and fall onto the floor of the shower while reaching for the shower controls and hand-held showerhead.

**Requirement:**

4.21.2 Size and Clearances. Except as specified in 9.1.2, shower stall size and clear floor space shall comply with Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). Shower stalls required by 9.1.2 shall comply with Fig. 57(a) or (b). The shower stall in Fig. 35(b) will fit into the space required for a bathtub.



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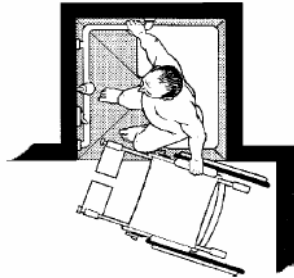
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### Common ADA Errors and Omissions in New Construction and Alterations

Toilet Rooms and Bathrooms

**Error/Omission:**

When a transfer shower is used, it is often larger than the required 36" x 36" size.



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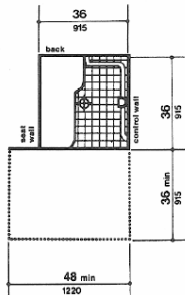
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### Shower Stalls Section 4.21



(a)  
36-in. by 36-in.  
(915-mm by 915-mm) Stall



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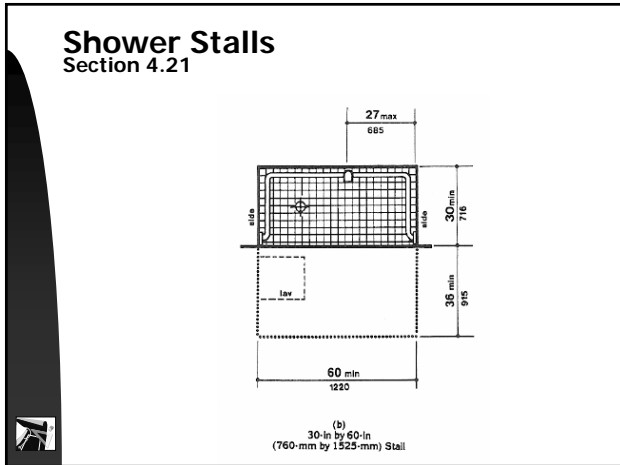
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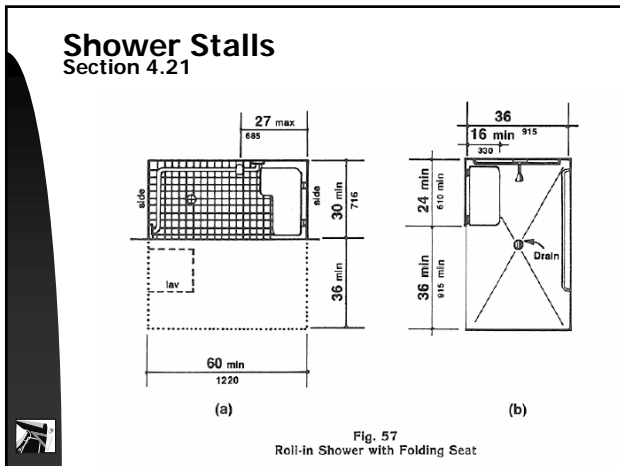
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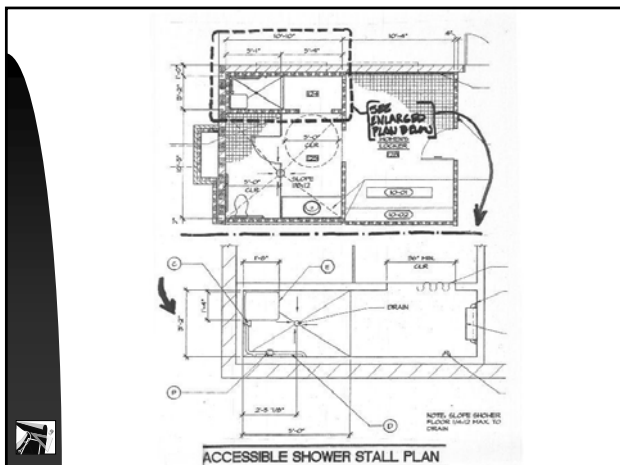
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**Common ADA Errors and Omissions in New Construction and Alterations**

Signage

**Error/Omission:**  
Where permanent room identification signage is provided, it is mounted in the wrong location.

**Result:**  
People who are blind or visually impaired are trained to look in a consistent location for tactile signs. They cannot find the sign if it is not mounted in the correct location.

**Requirement:**  
4.1.3(16)(a) Signs which designate permanent rooms and spaces shall comply with 4.30.1, 4.30.4, 4.30.5 and 4.30.6.




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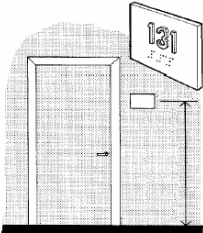
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**Common ADA Errors and Omissions in New Construction and Alterations**

Signage



4.30.6 Mounting Location and Height. Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60 in (1525 mm) above the finish floor to the centerline of the sign. Mounting location for such signage shall be so that a person may approach within 3 in (76 mm) of signage without encountering protruding objects or standing within the swing of a door.




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**Braille-Tac™ Grade II Braille Translation Guide For Common Signage**

MEN	WOMEN
BOYS	GYMNASIUM
UNISEX	RESTROOM
RESTROOMS	ACCESSIBLE
ENTRANCE	EXIT
STAIRS	STARWAY
FIRE EXIT	OFFICE
NO SMOKING	LOBBY
LOUNGE	LOCKER
STORAGE	INFORMATION
TELEPHONE	RECEPTIONIST

**BRILLE-TAC**  
Manufactured by Braille-Tac, Inc. 1981  
227 EAST YORK AVENUE • 3RD FLOOR, MAE 05101  
612 771 5267 • FAX 612 771 5121 • WWW.BRILLE-TAC.COM




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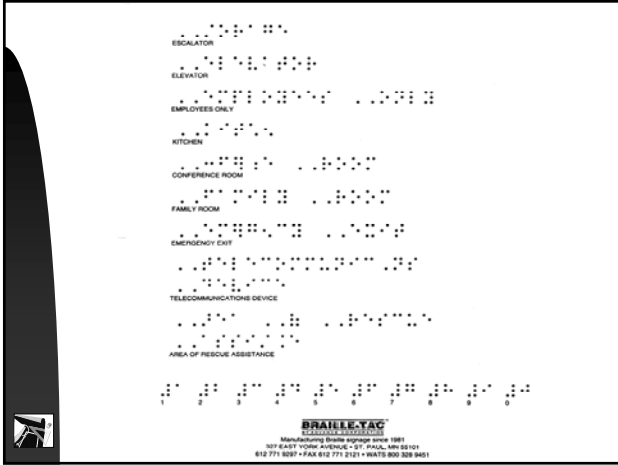
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**Common ADA Errors and Omissions in New Construction and Alterations**

**Visual Alarms**

**Error/Omission:**  
No visual alarms are provided although an audible alarm system is installed.

**Result:**  
People who are deaf have no way of knowing that a building emergency has been declared while others who can hear are alerted by the audible alarm. This is especially true of toilet rooms, and study carrel areas where occupants cannot observe others leaving the facility.

**Requirement:**  
4.1.3(14) If emergency warning systems are provided, then they shall include both audible alarms and visual alarms complying with 4.28. Sleeping accommodations required to comply with 9.3 shall have an alarm system complying with 4.28. Emergency warning systems in medical care facilities may be modified to suit standard health care alarm design practice.

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**Common ADA Errors and Omissions in New Construction and Alterations**

**Visual Alarms**

**Requirement:**  
4.28.1 General. Alarm systems required to be accessible by 4.1 shall comply with 4.28. At a minimum, visual signal appliances shall be provided in buildings and facilities in each of the following areas: restrooms and any other general usage areas (e.g., meeting rooms), hallways, lobbies, and any other area for common use.

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### Common ADA Errors and Omissions in New Construction and Alterations Drinking Fountains

**Error/Omission:**  
All drinking fountains are mounted with the spout at 36" A.F.F.

**Result:**  
People who have difficulty stooping or bending over are not able to get a drink from the accessible 36" high drinking fountain.

**Requirement:**  
4.1.3(10)\* Drinking Fountains:  
(a) Where only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs in accordance with 4.15 and one accessible to those who have difficulty bending or stooping. (This can be accommodated by the use of a "hi-lo" fountain; by providing one fountain accessible to those who use wheelchairs and one fountain at a standard height convenient for those who have difficulty bending; by providing a fountain accessible under 4.15 and a water cooler; or by such other means as would achieve the required accessibility for each



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### Common ADA Errors and Omissions in New Construction and Alterations Drinking Fountains

(b) Where more than one drinking fountain or water cooler is provided on a floor, 50% of those provided shall comply with 4.15 and shall be on an accessible route.



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### Common ADA Errors and Omissions in New Construction and Alterations

- 4.1.3(10) Drinking Fountains:
- 4.1.3(10)(a) - Where only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs in accordance with 4.15 and one accessible to those who have difficulty bending or stooping. (This can be accommodated by the use of a "hi-lo" fountain; by providing one fountain accessible to those who use wheelchairs and one fountain at a standard height convenient for those who have difficulty bending; by providing a fountain accessible under 4.15 and a water cooler; or by such other means as would achieve the required accessibility for each group on each floor.)



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### Common ADA Errors and Omissions in New Construction and Alterations Restaurants

**Error/Omission:**  
Food service queuing areas are too narrow and do not provide adequate clear width for turns.

**Result:**  
People who use wheelchairs cannot get to the counter to purchase or pick up food. Sometimes they get into the queuing area and get trapped.

**Requirement:**  
4.3.3 Width. The minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see 4.13.5 and 4.13.6). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Fig. 7(a) and (b).



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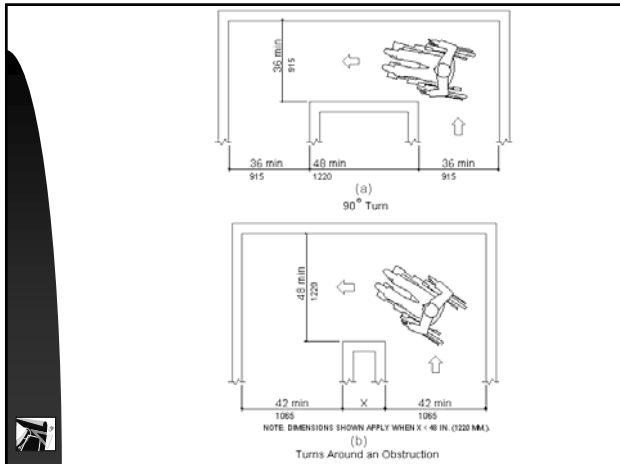
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### Common ADA Errors and Omissions in New Construction and Alterations Restaurants

**Error/Omission:**  
Condiment or utensil items are placed above the reach range or are not located on an accessible route.

**Result:**  
Wheelchair users cannot obtain condiments and other items because the items are out of reach or there is no way to get to the items.

**Requirement:**  
5.6 Tableware and Condiment Areas. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall be installed to comply with 4.2 (see Fig. 54).



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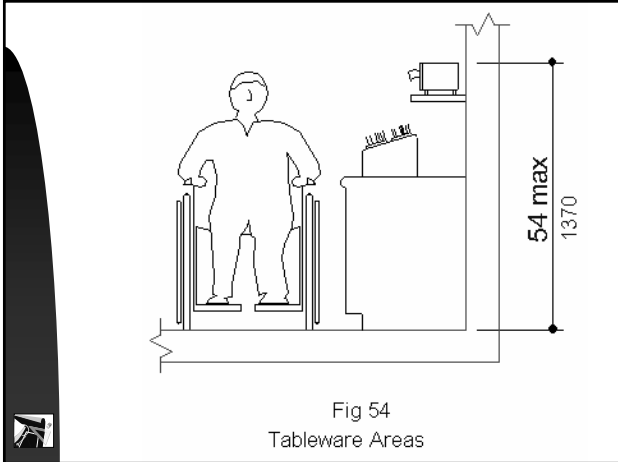


Fig 54  
Tableware Areas

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### Common ADA Errors and Omissions in New Construction and Alterations Transient Lodging

**Error/Omission:**  
In hotels, motels, or other lodging facilities of 50 or more sleeping rooms, no rooms with roll-in showers are provided, or the roll-in showers that are provided lack a fold-down seat.

**Result:**  
People who must use a roll-in shower or a shower with a fold-down seat cannot bathe. When a roll-in shower is provided without a folding seat, guests may resort to using guest room furniture in the shower.

**Requirement:**  
9.1.2 Accessible Units, Sleeping Rooms, and Suites. Accessible sleeping rooms or suites that comply with the requirements of 9.2 (Requirements for Accessible Units, Sleeping Rooms, and Suites) shall be provided in conformance with the table below. In addition, in hotels, of 50 or more sleeping rooms or suites, additional accessible sleeping rooms or suites that include a roll-in shower shall also be provided in conformance with the table below. Such accommodations shall comply with the requirements of 9.2, 4.21, and Figure 57(a) or (b).

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### Common ADA Errors and Omissions in New Construction and Alterations – Transient Lodging

Number of Rooms	Accessible Rooms	Rooms with Roll-in Showers	Florida 5%
1 to 25	1		see
26 to 50	2		section
51 to 75	3	1	11-9.1.2
76 to 100	4	1	second
101 to 150	5	2	paragraph
151 to 200	6	2	
201 to 300	7	3	
301 to 400	8	4	
401 to 500	9	4 plus 1 for	
501 to 1000	2% of the Total	each additional	
1001 and over	20 plus 1 for each 100 over 1000	100 over 400	

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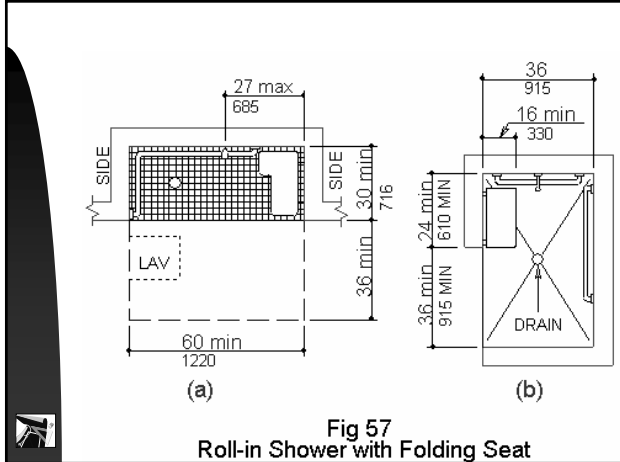
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**Common ADA Errors and Omissions in New Construction and Alterations**  
**Transient Lodging – Hotels/Motels**

**Error/Omission:**  
 Wheelchair-accessible rooms are not equipped with visual alarms and notification devices.

**Result:**  
 People who are deaf or hard of hearing and who also need to use a guest room with accessible features have no accommodation.

**Requirement:**  
 9.2.2 (8) Sleeping room accommodations for persons with hearing impairments required by 9.1 and complying with 9.3 shall be provided in the accessible room or suite.

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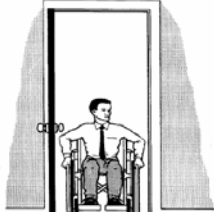
**Common ADA Errors and Omissions in New Construction and Alterations**

**Transient Lodging See Section 11-9.4**

**Error/Omission:**  
Doors into and within guest rooms that are not accessible guest rooms do not provide at least 32" clear opening width.

**Result:**  
People who use a wheelchair, scooter, or walker are unable to enter standard guest rooms and are excluded from accommodations when accessible guestrooms are occupied.

**Requirement:**  
9.4 Other Sleeping Rooms and Suites. Doors and doorways designed to allow passage into and within all sleeping units or other covered units shall comply with 4.13.5.



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**I KNOW YOU BELIEVE YOU UNDERSTAND WHAT YOU THINK I SAID BUT I AM NOT SURE YOU REALIZE THAT WHAT YOU HEARD IS NOT WHAT I MEANT**

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**The End Or is it??**

**Thank You And have a Great Day ...**



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# Technical Assistance Resources for the ADA - The Fair Housing Act The FACBC - Chapter 11 FBC

## US Department of Justice

Technical assistance regarding applicability of the ADA Title III and interpretations of legal questions regarding enforcement. . . . . 800-514-0301  
World Wide Web Home Page. . . . . <http://www.ada.gov>

## Regional Disability & Business Technical Assistance Center

Local technical assistance regarding any aspect of the ADA. . . . . 800-949-4232

## US Architectural & Transportation Barriers Compliance Board (ACCESS BOARD)

Technical assistance re: the technical criteria of the ADAAG. . . . . 800-USA-ABLE  
Phone. . . . . 202-272-5434  
Fax. . . . . 202-272-5447  
World Wide Web Home Page. . . . . <http://www.access-board.gov>

## Equal Employment Opportunity Commission

Technical assistance on the ADA Title I provisions applying to employment; also provides information on how to file ADA complaints.  
Employment questions. . . . . 800-669-4000 (voice) or 800-669-6820 (tty)  
Employment documents. . . . . 800-669-3362 (voice) or 800-800-3302 (tty)

## Job Accommodation Network (JAN)

Offers employers advice on cost and means of making accommodations accessible  
Telephone . . . . . 800-526-7234(v/tty)  
ADA information line. . . . . 800-232-9675  
World Wide Web Home Page. . . . . <http://janweb.icdi.wvu.edu>

## Internal Revenue Service

Provides information about tax code provisions including tax credits (section 44) and deductions (section 190) that can assist businesses in complying with the ADA  
Tax code information. . . . . 800-829-1040 (voice)/ 800-829-4059 (tty)  
World Wide Web Home Page. . . . . <http://www.irs.gov>

## Fair Housing Information Clearinghouse/ HUD Web Site

Provides Information Regarding the Fair Housing Act and Private Accessible Housing Order Design Manual. . . . . 800-7677468  
World Wide Web Home Page. . . . . <http://www.fairhousingfirst.org>

## Florida Department of Community Affairs - Codes and Standards Section

Responding to questions on the Florida Accessibility Code for Building Construction (FACBC-97). . . . . 850-487-1824  
World Wide Web Home Page. . . . . [www.floridabuilding.org](http://www.floridabuilding.org)

## Larry M. Schneider, AIA Accessibility Consultant

Offers general accessibility consultation for the ADA, Fair Housing and the FACBC  
Telephone. . . . . 786-3361984  
Fax. . . . . 786-3361985  
E-Mail. . . . . [Larry@LMSArch.net](mailto:Larry@LMSArch.net)

## **THE RECOMMENDED TOOLS OF THE TRADE FOR ACCESSIBILITY SITE REVIEWS**

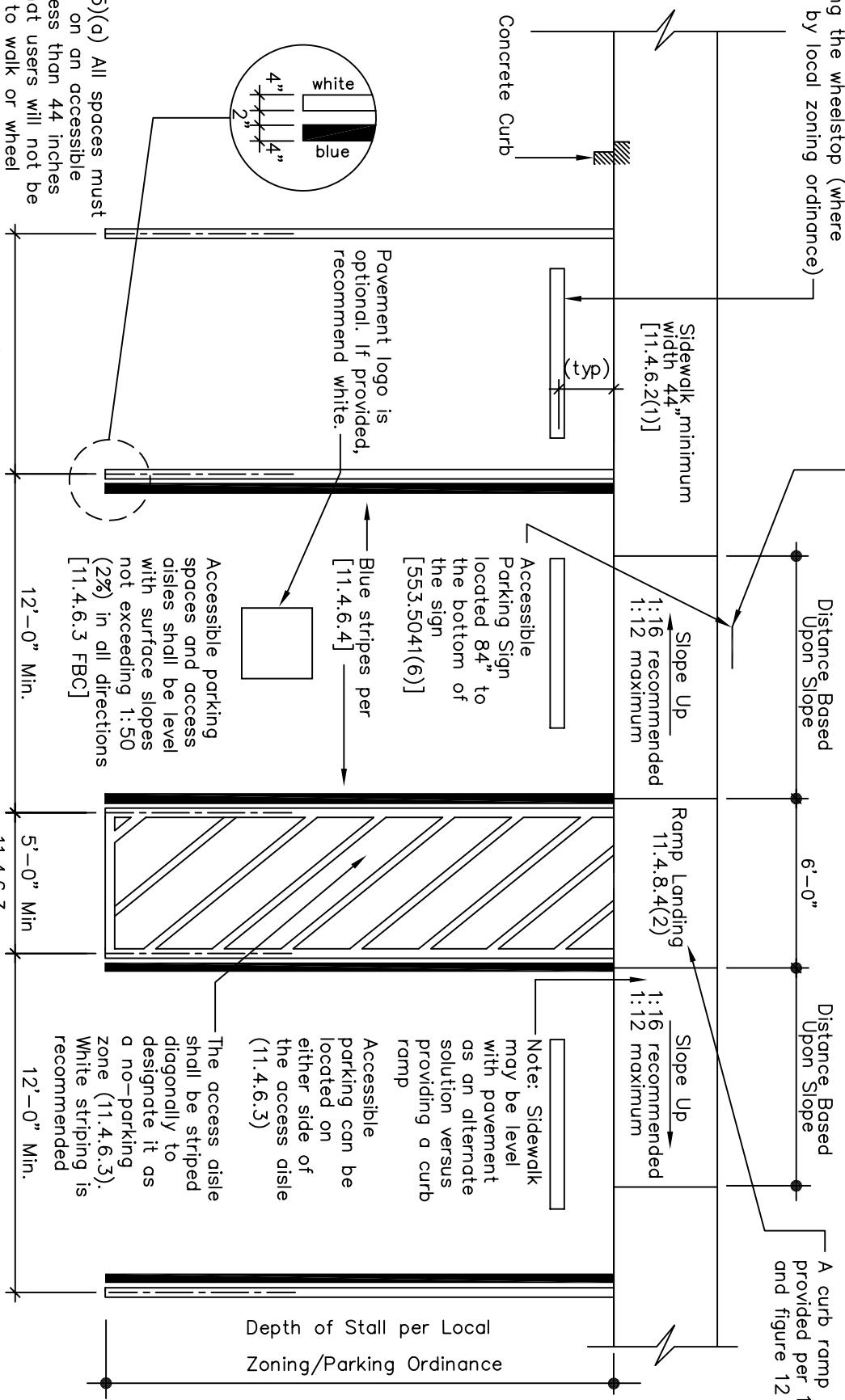
The recommended tools of the trade for accessibility site reviews are and/or can be found at the following places:

- ▶ A minimum 25 foot tape measure OR the ADA tape measure by Starrett.
- ▶ The leveling device is a M-D Building Products model number 92379 - 24" SmartTool with Module by Macklanburg Duncan. The current price is \$109.95 and it can be found at [www.amazon.com](http://www.amazon.com). The slope meter comes in a 6 inch, 2 foot, and 4 foot size. We would recommend the 2-foot unit. Consider also getting the 6 - inch module for curb work.
- ▶ Door pressure gauge can be purchased from HMC, INT L DIV., INC., Littleton, Colorado. Phone number is 303-7943703 and 1-800-8484912, ext 4452. You would be looking for model number DPG-PP 0-35 pound force range (estimated cost \$30.00).
- ▶ Digital camera. Model and style your choice.

Precast concrete wheelstop (Typ 6" X 6" x 6"-0") Consider increasing the width of the sidewalk and deleting the wheelstop (where allowed by local zoning ordinance)

Signage to bear the international symbol of accessibility per 11.4.30.7 and the caption "Parking by Disabled Permit Only". Signs erected after 10/01/96 must indicate the penalty for illegal use of the space (11.4.6.4)

A curb ramp may be provided per 11.4.7.5 and figure 12



553.5041(5)(a) All spaces must be located on an accessible route no less than 44 inches wide so that users will not be compelled to walk or wheel behind parked cars. (See FL SS 553.5041(5)(g)(1) relating to existing parking areas)

Accessible parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions [11.4.6.3 FBC]

The access aisle shall be striped diagonally to designate it as a no-parking zone (11.4.6.3). White striping is recommended

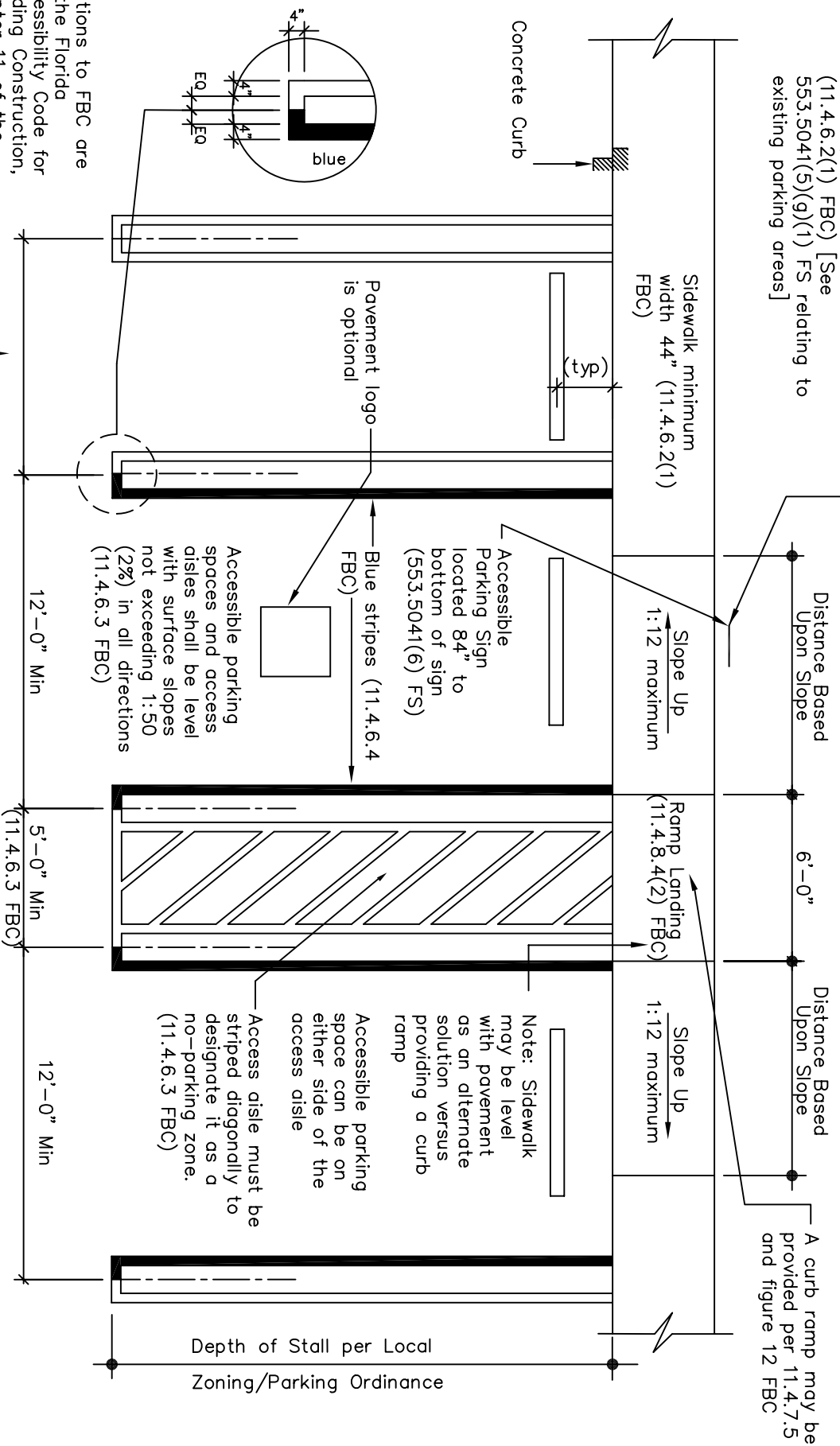
Note: Sidewalk may be level with pavement as an alternate solution versus providing a curb ramp

Typical Parking Space (width by Local Ordinance)  
 THIS TECHNICAL ASSISTANCE DOCUMENT IS INTENDED TO PROVIDE INFORMAL GUIDANCE AND DOES NOT CONSTITUTE A LEGAL INTERPRETATION OF STATUTORY OR REGULATORY CRITERIA

# Recommended Accessible Parking Space(s) Complying with Florida and ADA Requirements

All spaces must be located on an accessible route no less than 44" wide so that users will not be compelled to walk or wheel behind parked vehicles.  
 (11.4.6.2(1) FBC) [See 553.5041(5)(9)(1) FS relating to existing parking areas]

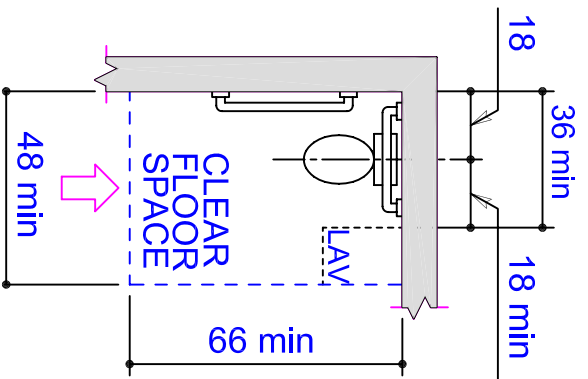
Signage to bear the international symbol of accessibility per 11.4.30.7 FBC and the caption "Parking by Disabled Permit Only". Signs erected after 10/01/96 must indicate the penalty for illegal use of the space (11.4.6.4 FBC)



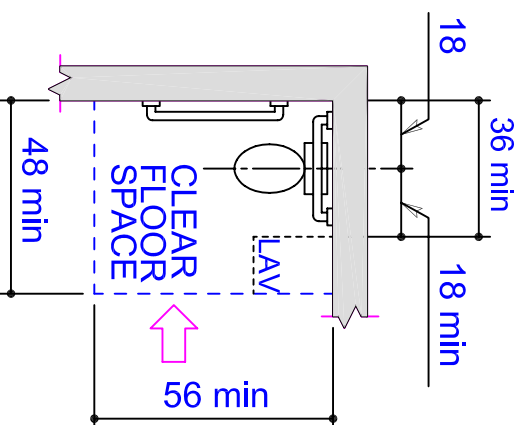
Citations to FBC are to the Florida Accessibility Code for Building Construction, Chapter 11 of the Florida Building Code. Citations to FS are to the Florida Statutes

THIS TECHNICAL ASSISTANCE DOCUMENT IS INTENDED TO PROVIDE INFORMAL GUIDANCE AND DOES NOT CONSTITUTE A LEGAL INTERPRETATION OF STATUTORY OR REGULATORY CRITERIA

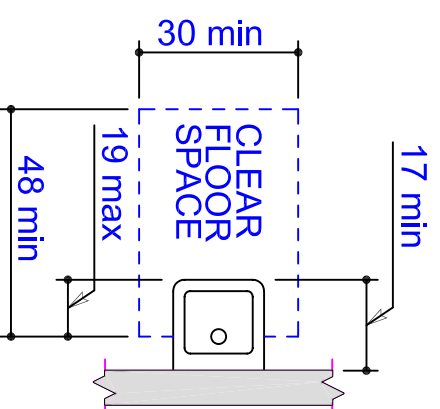
## Recommended Accessible Parking Space(s) Design for Double Line Requirements



OR



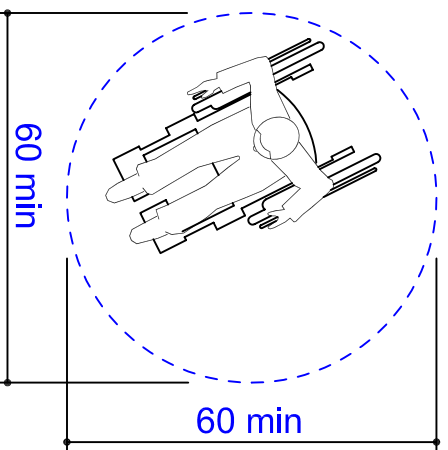
PLUS



PLUS

Clear Floor Space at Water Closets

Clear Floor Space at Lavatories

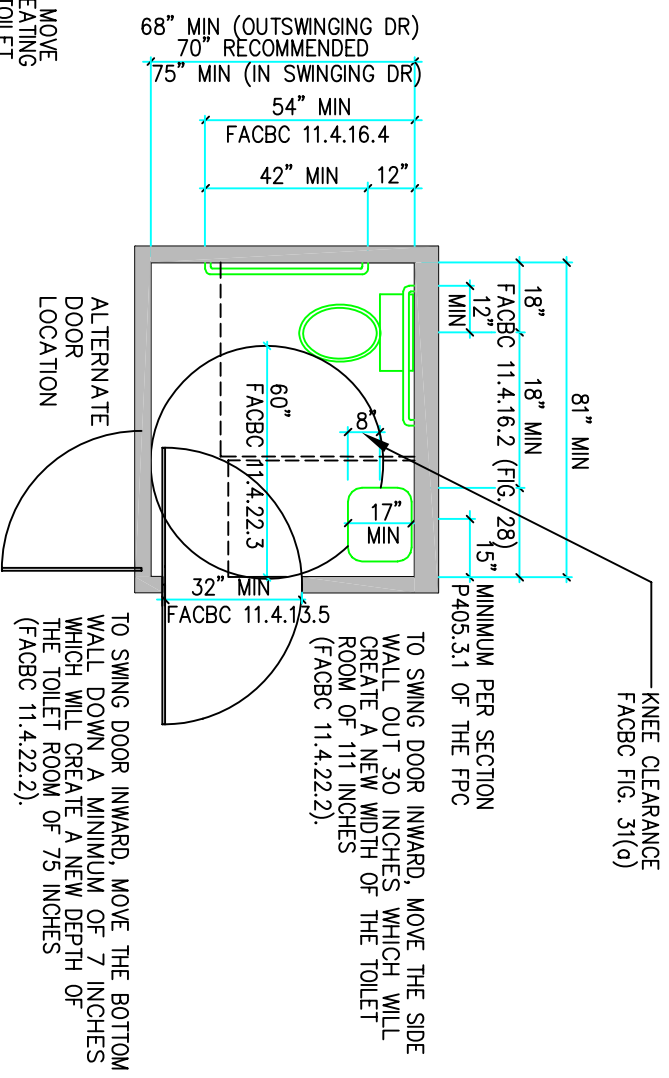
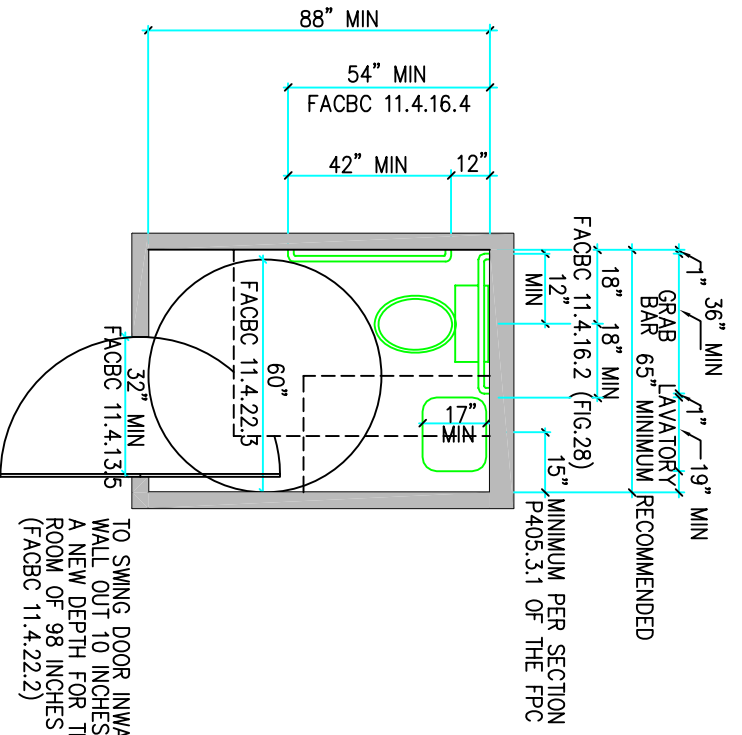


60-IN. Diameter Space

PLUS

$$\frac{\text{FIGURE 25}}{\text{DOOR REQUIREMENTS}} = \frac{\text{FLORIDA ACCESSIBLE TOILET ROOM}}$$

COMPONENTS TO CREATE A  
FLORIDA ACCESSIBLE TOILET ROOM



**ASSUMPTIONS/REQUIREMENTS**

- 1) ACCESSIBLE WATER CLOSET DEPTH IS 30 INCHES AND IT IS FLOOR MOUNTED.
- 2) CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS (FACBC 11.4.16.5).
- 3) TOILET ROOM DOOR OPENING WIDTH TO BE A MINIMUM OF 32 INCHES (FACBC 11.4.13.5).
- 4) TOILET ACCESSORIES TO BE PROVIDED.
- 5) GRAB BARS TO COMPLY WITH 11.4.26 AND FIG. 29.
- 6) DOOR WIDTH IS 36 INCHES

Larry M. Schneider Copyright 2006 10/12/06

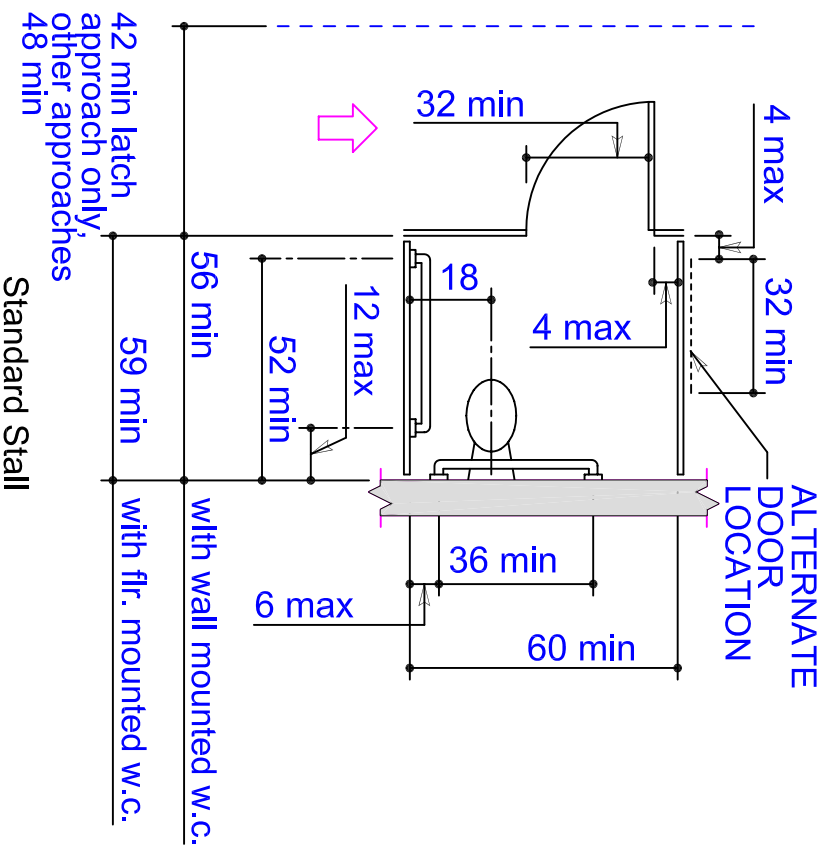
**VERY IMPORTANT NOTE:**

THESE ARE ONLY TWO POTENTIAL DESIGNS FOR A TOILET ROOM OUT OF 5000 +DESIGNS

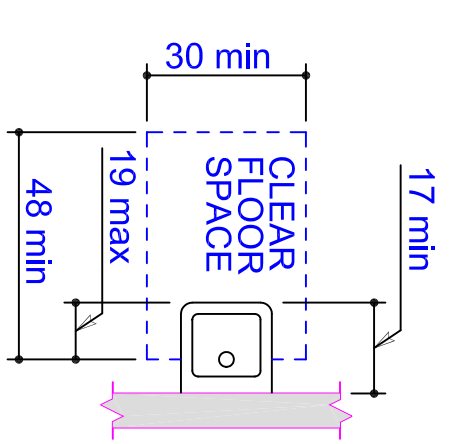
**TYPICAL ACCESSIBLE TOILET ROOM**

COMPLYING WITH THE REQUIREMENTS OF THE FLORIDA LAW AND THE ADAAG STANDARDS

1/4" = 1'-0"



PLUS



PLUS

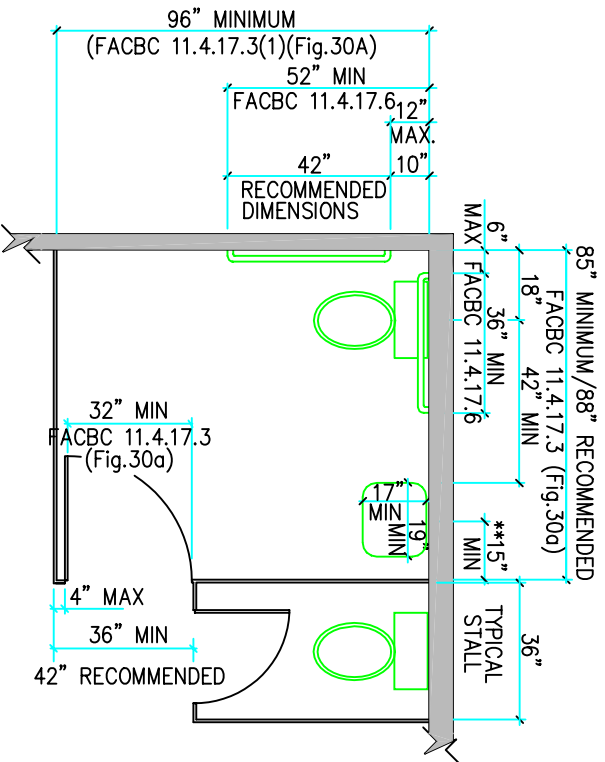
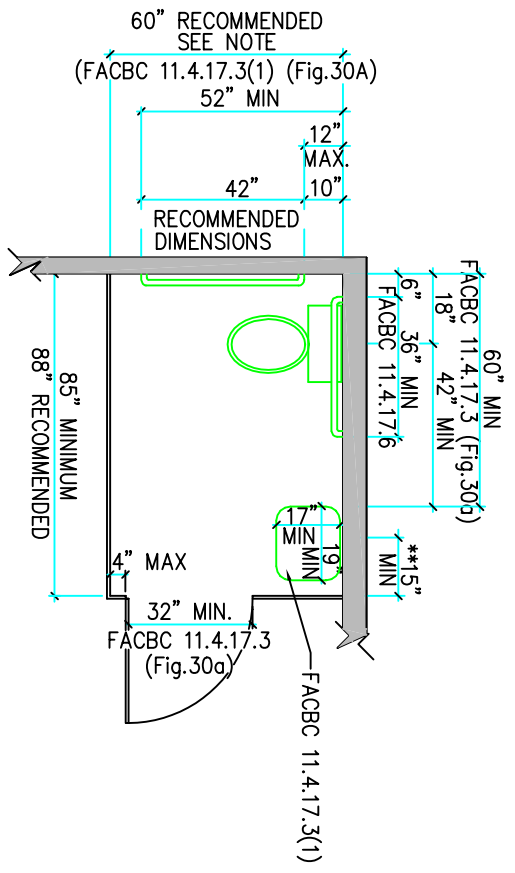
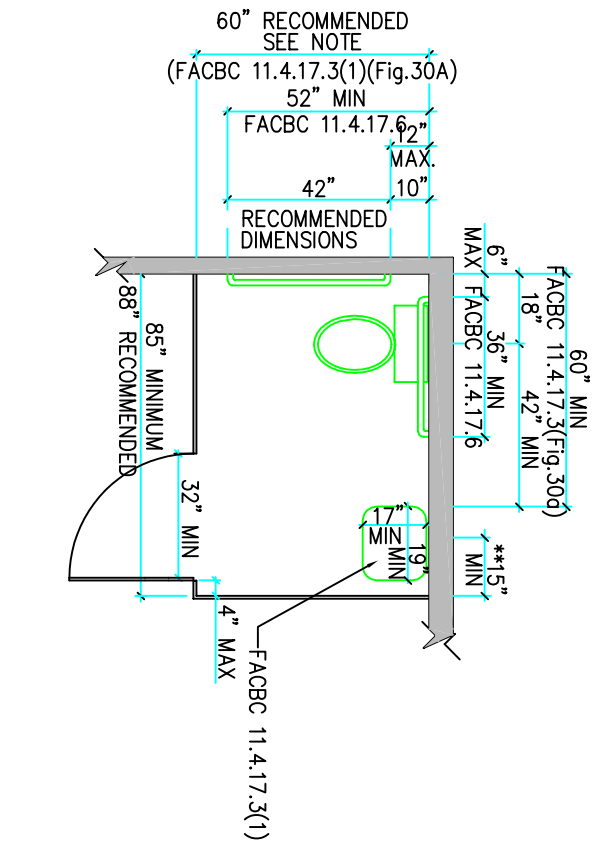
FIG. 25  
DOOR REQUIREMENTS =  
DOOR REQUIREMENTS

**FACBC - 97 REQUIREMENTS**  
**11.4.17.3 Size and Arrangement**  
**EXCEPTION: New Construction**

- (1) The standard accessible restroom stall contain an accessible lavatory within it, the size of such lavatory to be not less than 19 inches wide by 17 inches deep, nominal size, and wall mounted. The lavatory shall be mounted so as not to overlap the clear floor space areas required by Section 11.4.17 (see Fig. 30(a)) and to comply with Section 11.4.19 of the code. Such lavatories shall be counted as part of the required fixture count for the building.
- (2) The accessible water closet shall be located in the corner, diagonal to the door.

FLORENDA ACCESSIBLE  
TOILET STALL IN  
NEW CONSTRUCTION

COMPONENTS TO CREATE A FLORIDA  
ACCESSIBLE TOILET STALL  
IN NEW CONSTRUCTION



\*\* THE SINK SHALL BE A MINIMUM OF 15 INCHES FROM THE SIDE WALL AS REQUIRED BY SECTION P405.3.1 OF THE FPC.

**ASSUMPTIONS**

- 1) ACCESSIBLE WATER CLOSET DEPTH IS 30 INCHES AND IT IS FLOOR MOUNTED.
- 2) CONTROLS FOR FLUSH VALVES SHALL BE ON THE WIDE SIDE OF THE TOILET AREAS (FACBC 11.4.16.5).
- 3) ACCESSIBILITY TO TOILET STALL DOOR IS IN COMPLIANCE WITH FACBC AND ADA GUIDELINES.
- 4) TOILET ACCESSORIES TO BE PROVIDED.

NOTE:  
ACCESSIBLE TOILET STALL (COMPARTMENT) CAN BE 56" IN DEPTH IF YOU HAVE A WALL MOUNTED WATER CLOSET. IF THE DEPTH OF OF A STANDARD ACCESSIBLE TOILET STALL IS INCREASED AT LEAST 3 INCHES, THEN A FLOOR MOUNTED WATER CLOSET MAY BE USED. WE RECOMMEND A DEPTH OF 60" (11.4.17.3).

DO NOT FORGET THE REQUIREMENT OF THE "6th" STALL TO BE ACCESSIBLE (FACBC 11.4.22.4 AND/OR 11.4.23.4).

Larry M. Schneider AIA Copyright 2004 03-06-04

TYPICAL ACCESSIBLE TOILET STALL FOR NEW CONSTRUCTION ONLY  
COMPLYING WITH THE REQUIREMENTS OF THE FLORIDA LAW AND THE ADAAG STANDARDS

1/4" = 1'-0"



# Common ADA Errors and Omissions in New Construction and Alterations

## Introduction

The ADA requires that new construction and alterations to existing facilities comply with the ADA Standards for Accessible Design<sup>1</sup> (Standards). ADA requirements for new construction and alterations include detailed provisions for elements, spaces, and facilities. Successful accessibility is often measured in inches, so attention to detail can make the difference between achieving access and excluding or injuring someone. When the ADA's minimum requirements are not met, the results can limit or exclude a person with a disability and can be dangerous. For example, when a curb ramp extends into an access aisle at an accessible parking space, a person using a wheelchair may not be able to get out of the car or van. When the slope of a sidewalk that is an accessible route becomes steeper than 1 to 20, railings and edge protection are

required for safe use. Objects that project into circulation spaces from the side or that do not provide at least 80 inches of head clearance can be extremely hazardous to people who are blind or who have low vision.

This document lists a sampling of common accessibility errors or omissions that have been identified through the Department of Justice's ongoing enforcement efforts. The specific requirement

of the Standards that has not been met follows each error/omission. All references to figures can be found in the Standards. The list of errors/omissions provides examples of common deficiencies. It is not intended to be comprehensive or exhaustive. Any

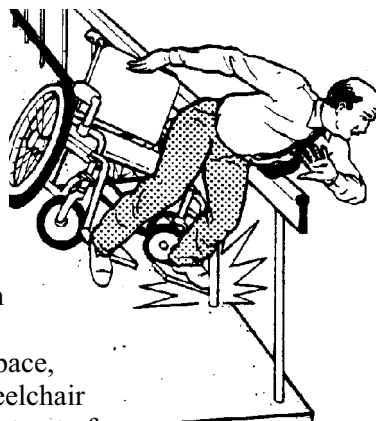
failure to comply with the Standards violates the ADA.

For additional information about the design and construction requirements of the Americans with Disabilities Act (ADA), contact the Department of Justice ADA Information Line. This free service provides answers to general and technical questions about ADA requirements and is a source for free ADA materials including the ADA Standards for Accessible Design. You may reach the ADA Information Line at:

800 - 514 - 0301 (voice) or  
800 - 514 - 0383 (TTY).

ADA information is also available on the Department's ADA Home Page on the World Wide Web at (<http://www.usdoj.gov/crt/ada/adahom1.htm>).

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<sup>1</sup> State and local governments currently have the option to choose the Standards or the Uniform Federal Accessibility Standard (UFAS).

# Parking

## **Error/Omission:**

**The built-up curb ramp projects into the access aisle.**

**The accessible parking space and access aisle is not level in all directions.**

## **Result:**

When an access aisle has a sloped surface, a wheelchair may roll away from a car or van preventing the wheelchair user from getting out of the vehicle. The sloped surface also prevents a van-mounted wheelchair lift from being fully-lowered to the access aisle surface.

## **Requirement:**

4.6.3\* Parking Spaces. ...Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

## **Error/Omission:**

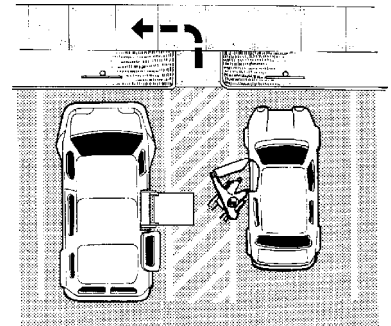
**There is no accessible route from accessible parking to an accessible entrance.**

## **Result:**

A person using a wheelchair, scooter, or walker has no way of getting from the accessible parking space to the building entrance. Often when there is an inaccessible walkway provided for others, wheelchair users must use a roadway or vehicular route which can be dangerous.

## **Requirement:**

4.6.3\* Parking Spaces. ...Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3.



## **Error/Omission:**

**No van accessible spaces are provided in the parking area.**

## **Result:**

A person who uses a van equipped with a wheelchair lift has inadequate space to lower the wheelchair lift and get out of the vehicle.

## **Requirement:**

4.1.2 (5)(b) One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide.

\* Asterisk denotes that related, non-mandatory material is in the Appendix to the Standards.

## Van-accessible (continued)

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### **Requirement:**

minimum and shall be designated “van accessible” as required by 4.6.4. The vertical clearance at such spaces shall comply with 4.6.5. All such spaces may be grouped on one level of a parking structure.

## Accessible Route - Exterior

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### **Error/Omission:**

**The pedestrian routes on a site from public transportation stops, accessible parking spaces, passenger loading zones, and public streets and sidewalks to the accessible entrance(s) are not accessible.**

### **Result:**

People with disabilities cannot travel from the site entry points to the accessible entrance(s). In some cases, people must use vehicular routes which can be dangerous.

### **Requirement:**

4.1.2 (1) At least one accessible route complying with 4.3 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance.

## Curb Ramps

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### **Error/Omission:**

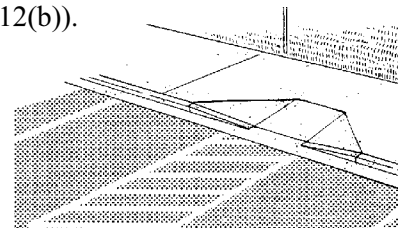
**Curb ramp that is located across a circulation path has steep unprotected side flares.**

### **Result:**

People walking across the curb ramp may trip and be injured. People who use wheelchairs can tip over if they accidentally roll over the non-flared sides.

### **Requirement:**

4.7.5 Sides of Curb Ramps. If a curb ramp is located where pedestrians must walk across the ramp, or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10 (see Fig. 12(a)). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp (see Fig. 12(b)).



# Ramps

## Error/Omission:

**Landing areas where ramps change direction (e.g., switchbacks or 90° turns) are too small.**

## Result:

Wheelchair users are unable to go up or down the ramp because there is not enough space to turn on a level surface. This makes the ramp unusable.

## Requirement:

4.8.4\* (3) If ramps change direction at landings, the minimum landing size shall be 60 in by 60 in (1525 mm by 1525 mm).

## Error/Omission:

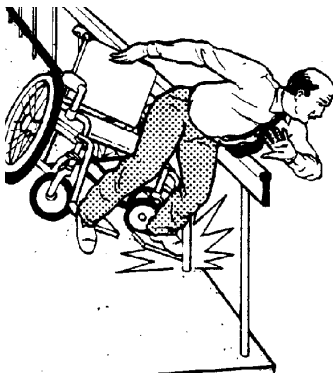
**Parts of an accessible route with slopes that exceed 1:20 lack required features including handrails and edge protection.**

## Result:

When a walkway or other pedestrian surface has a slope greater than 1:20, it is more difficult to maintain control of a wheelchair. Wheelchair users may also not be able to climb up the sloped route without railings. Lack of edge protection may result in injury if a wheelchair user rolls off the side of the route. People who use a mobility device such as crutches, a cane, or a walker may lose their balance or fall while using a sloped section that does not have handrails or edge protection.

## Requirement:

4.8.1\* General. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8.



# Stairs

## Error/Omission:

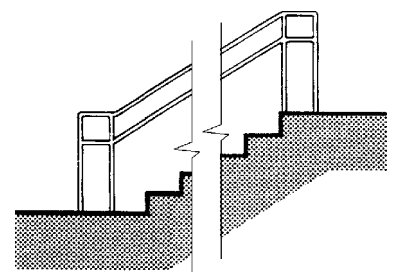
**Handrail extensions are not provided at the top and bottom risers.**

## Result:

People who use crutches or a cane or who have limited balance may fall at the top or bottom of the stairs because they have no railing to hold onto as they make the transition from the steps to the landing.

## Requirement:

4.9.4(2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top riser and at least 12 in (305



## Stairs (continued)

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### Requirement:

mm) plus the width of one tread beyond the bottom riser. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal (see Fig. 19(c) and (d)). Handrail extensions shall comply with 4.4.

## Doors

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### Error/Omission:

**Adequate maneuvering clearance is not provided at doors, including doors to accessible toilet stalls.**

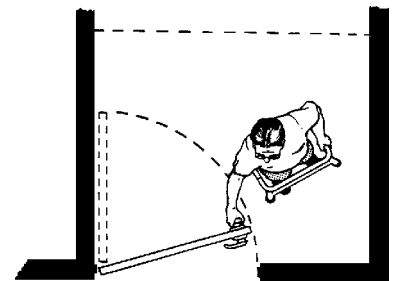
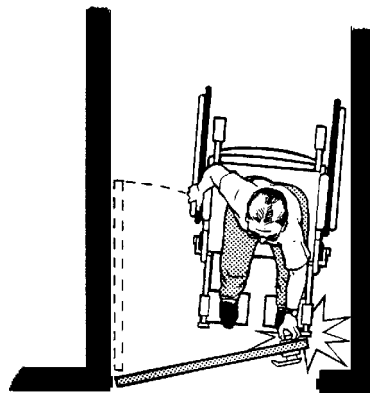
### Result:

A person using a wheelchair cannot open the door without a clear level area in front of and adjacent to the door that provides a place to maneuver.

### Requirement:

4.13.6 Maneuvering Clearances at Doors. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Fig. 25. The floor or ground area within the required clearances shall be level and clear.

4.17.5\* Doors. Toilet stall doors, including door hardware, shall comply with 4.13. If toilet stall approach is from the latch side of the stall door, clearance between the door side of the stall and any obstruction may be reduced to a minimum of 42 in (1065 mm) (Fig. 30).



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**Error/Omission:**

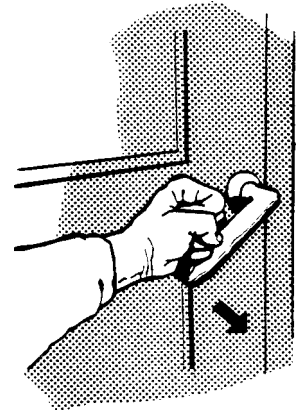
**The shape of the door hardware requires tight grasping, pinching, and twisting of the wrist to use.**

**Result:**

The door cannot be opened if the user cannot operate the latch or handle.

**Requirement:**

4.13.9\* Door Hardware. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the



wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Hardware required for accessible door passage shall be mounted no higher than 48 in (1220 mm) above finished floor.

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## Circulation Paths



**Error/Omission:**

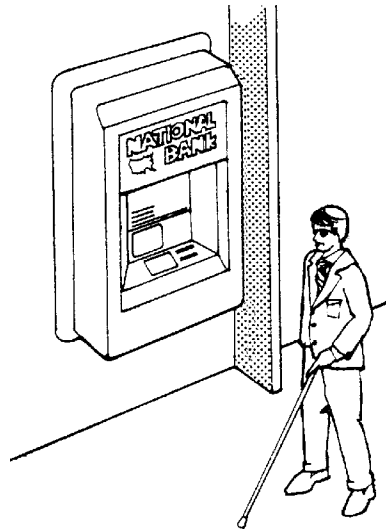
**Objects protrude into circulation paths from the side or from posts.**

**Objects that overhang circulation paths do not provide clear headroom.**

## Circulation Paths (continued)

### Result:

People who are blind or who have low vision can be seriously injured when they cannot detect an object by using the sweep of their cane.



### Requirement:

4.1.2 (3) All objects that protrude from surfaces or posts into circulation paths shall comply with 4.4.

4.1.3 (2) All objects that overhang or protrude into circulation paths shall comply with 4.4.

4.4.1\* General. Objects projecting from walls (for example, telephones) with their leading edges between 27 in and 80 in (685mm and 2030 mm) above the finished floor shall protrude no more than 4 in (100 mm) into walks, halls, corridors, passageways, or aisles (see Fig. 8(a)). Objects mounted with their leading edges at or below 27 in (685 mm) above the finished floor may protrude any amount (see Fig. 8(a) and (b)). Free-standing objects mounted on posts or pylons may overhang 12 in (305 mm) maximum from 27 in to 80 in (685 mm to 2030 mm) above the ground or finished floor (see Fig. 8(c) and (d)). Protruding objects shall not reduce the clear width of an accessible route or maneuvering space (see Fig.8(e)).

4.4.2 Head Room. Walks, halls, corridors, passageways, aisles, or other circulation spaces shall have 80 in (2030 mm) minimum clear head room (see Fig. 8(a)). If vertical clearance of an area adjoining an accessible route is reduced to less than 80 in (nominal dimension), a barrier to warn blind or visually-impaired persons shall be provided (see Fig. 8(c-1)).

## Toilet Rooms and Bathrooms

### Error/Omission:

Where toilet rooms or bathrooms are provided, not all public and common use toilet rooms and bathrooms (including locker rooms and toilet rooms for employee use) are accessible.

## Toilet Rooms and Bathrooms (cont'd)

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### **Result:**

People with disabilities are restricted to a limited number of toilet rooms and may have to travel long distances to the accessible toilet room while others can use any toilet room.

### **Requirement:**

4.1.3(11) Toilet Facilities: If toilet rooms are provided, then each public and common use toilet room shall comply with 4.22. Other toilet rooms provided for the use of occupants of specific spaces (i.e., a private toilet room for the occupant of a private office) shall be adaptable. If bathing rooms are provided, then each public and common use bathroom shall comply with 4.23. Accessible toilet rooms and bathing facilities shall be on an accessible route.

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### **Error/Omission:**

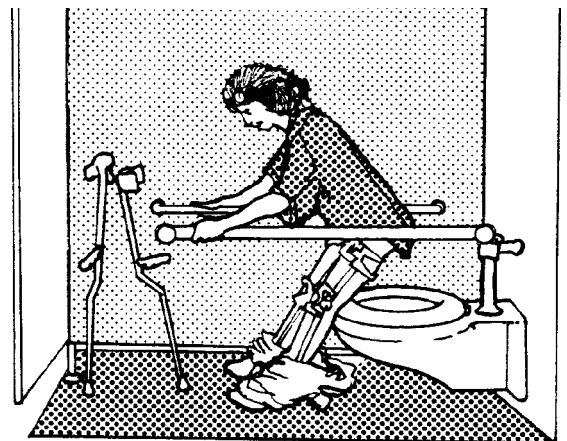
**Toilet rooms with 6 or more toilet stalls lack a 36" wide "ambulatory" toilet stall.**

### **Result:**

Too few accessible stalls are provided for people with mobility disabilities. People who walk with crutches, a cane, a walker, or who have limited balance generally find it easier and safer to use a stall that has parallel grab bars.

### **Requirement:**

4.22.4, 4.23.4 Water Closets. If toilet stalls are provided, then at least one shall be a standard toilet stall complying with 4.17; where 6 or more stalls are provided, in addition to the stall complying with 4.17.3, at least one stall 36 in (915 mm) wide with an outward swinging, self-closing door and parallel grab bars complying with Fig. 30(d) and 4.26 shall be provided. Water closets in such stalls shall comply with 4.16. If water closets are not in stalls, then at least one shall comply with 4.16.



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**Error/Omission:**

**The door to the toilet room swings into the required clear floor space at accessible fixtures, controls, and dispensers.**

**Result:**

The entry door to the toilet room cannot be fully opened when a wheelchair user is using the accessible fixture, control, or dispenser. For example, if a person using a wheelchair is positioned in the clear floor space at the paper towel dispenser and that clear floor space overlaps the space needed to swing the door open, the door cannot be fully opened.

**Requirement:**

4.22.3\*, 4.23.3\* Clear Floor Space. The accessible fixtures and controls required in 4.22.4, 4.22.5, 4.22.6, 4.22.7 and 4.23.4, 4.23.5, 4.23.6, and 4.23.7 shall be on an accessible route. An unobstructed turning space complying with 4.2.3 shall be provided within an accessible toilet room. The clear floor space at fixtures and controls, the accessible route, and the turning space may overlap.

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**Error/Omission:**

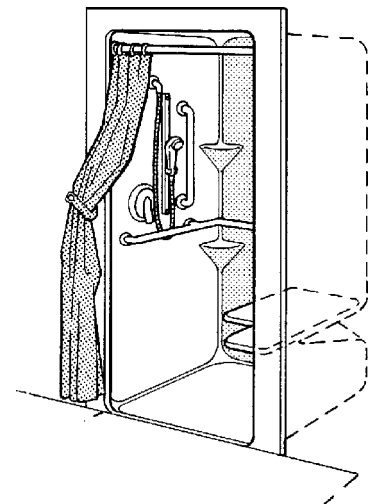
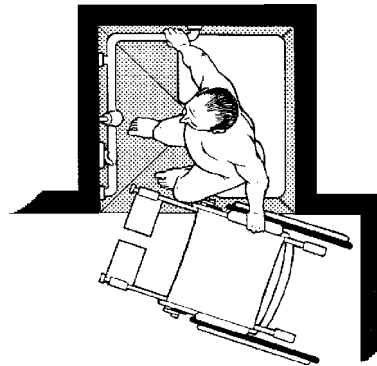
**When a transfer shower is used, it is often larger than the required 36" x 36" size.**

**Result:**

People with disabilities may be injured when using a transfer shower that is too large. Users may slide off the seat and fall onto the floor of the shower while reaching for the shower controls and hand-held showerhead.

**Requirement:**

4.21.2 Size and Clearances. Except as specified in 9.1.2, shower stall size and clear floor space shall comply with Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). Shower stalls required by 9.1.2 shall comply with Fig. 57(a) or (b). The shower stall in Fig. 35(b) will fit into the space required for a bathtub.



## Signage

### Error/Omission:

**Where permanent room identification signage is provided, it is mounted in the wrong location.**

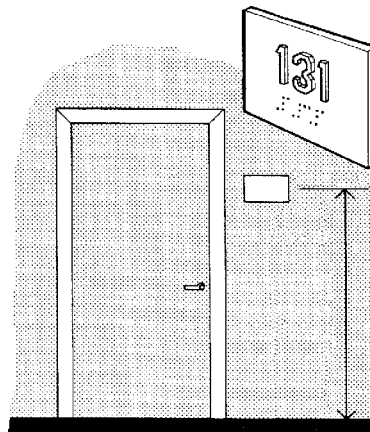
### Result:

People who are blind or visually impaired are trained to look in a consistent location for tactile signs. They cannot find the sign if it is not mounted in the correct location.

### Requirement:

4.1.3(16)(a) Signs which designate permanent rooms and spaces shall comply with 4.30.1, 4.30.4, 4.30.5 and 4.30.6.

4.30.6 Mounting Location and Height. Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60 in (1525 mm) above the finish floor to the centerline of the sign. Mounting location for such signage shall be so that a person may approach within 3 in (76 mm) of signage without encountering protruding objects or standing within the swing of a door.



## Visual Alarms

### Error/Omission:

**No visual alarms are provided although an audible alarm system is installed.**

### Result:

People who are deaf have no way of knowing that a building emergency has been declared while others who can hear are alerted by the audible alarm. This is especially true of toilet rooms, and study carrel areas where occupants cannot observe others leaving the facility.

### Requirement:

4.1.3(14) If emergency warning systems are provided, then they shall include both audible alarms and visual alarms complying with 4.28. Sleeping accommodations required to comply with 9.3 shall have an alarm system complying with 4.28. Emergency warning systems in medical care facilities may be modified to suit standard health care alarm design practice.

**Requirement:**

4.28.1 General. Alarm systems required to be accessible by 4.1 shall comply with 4.28. At a minimum, visual signal appliances shall be provided in buildings and facilities in each of the following areas: restrooms and any other general usage areas (e.g., meeting rooms), hallways, lobbies, and any other area for common use.

## **Drinking Fountains**

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**Error/Omission:**

**All drinking fountains are mounted with the spout at 36" A.F.F.**

**Result:**

People who have difficulty stooping or bending over are not able to get a drink from the accessible 36" high drinking fountain.

**Requirement:**

4.1.3(10)\* Drinking Fountains:

(a) Where only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs in accordance with 4.15 and one accessible to those who have difficulty bending or stooping. (This can be accommodated by the use of a "hi-lo" fountain; by providing one fountain accessible to those who use wheelchairs and one fountain at a standard height convenient for those who have difficulty bending; by providing a fountain accessible under 4.15 and a water cooler; or by such other means as would achieve the required accessibility for each group on each floor.)

(b) Where more than one drinking fountain or water cooler is provided on a floor, 50% of those provided shall comply with 4.15 and shall be on an accessible route.

## Restaurants

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### **Error/Omission:**

**Food service queuing areas are too narrow and do not provide adequate clear width for turns.**

### **Result:**

People who use wheelchairs cannot get to the counter to purchase or pick up food. Sometimes they get into the queuing area and get trapped.

### **Requirement:**

4.3.3 Width. The minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see 4.13.5 and 4.13.6). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Fig. 7(a) and (b).

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### **Error/Omission:**

**Condiment or utensil items are placed above the reach range or are not located on an accessible route.**

### **Result:**

Wheelchair users cannot obtain condiments and other items because the items are out of reach or there is no way to get to the items.

### **Requirement:**

5.6 Tableware and Condiment Areas. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall be installed to comply with 4.2 (see Fig. 54).

## Transient Lodging

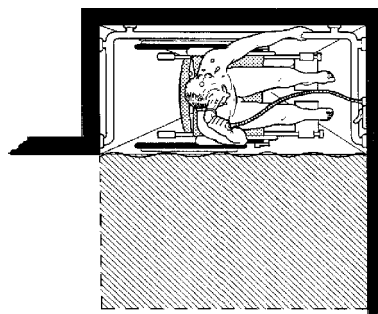
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### **Error/Omission:**

**In hotels, motels, or other lodging facilities of 50 or more sleeping rooms, no rooms with roll-in showers are provided, or the roll-in showers that are provided lack a fold-down seat.**

### **Result:**

People who must use a roll-in shower or a shower with a fold-down seat cannot bathe. When a roll-in shower is provided without a folding seat, guests may resort to using guest room furniture in the shower.



### **Requirement:**

9.1.2 Accessible Units, Sleeping Rooms, and Suites. Accessible sleeping rooms or suites that comply with the requirements of 9.2 (Requirements for Accessible Units, Sleeping Rooms, and Suites) shall be provided in conformance with the table below. In addition, in hotels, of 50 or more sleeping rooms or suites, additional accessible sleeping rooms or suites that include a roll-in shower shall also be provided in conformance with the table below. Such accommodations shall comply with the requirements of 9.2, 4.21, and Figure 57(a) or (b).

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**Error/Omission:**

**Wheelchair-accessible rooms are not equipped with visual alarms and notification devices.**

**Result:**

People who are deaf or hard of hearing and who also need to use a guest room with accessible features have no accommodation.

**Requirement:**

9.2.2 (8) Sleeping room accommodations for persons with hearing impairments required by 9.1 and complying with 9.3 shall be provided in the accessible room or suite.

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**Error/Omission:**

**Doors into and within guest rooms that are not accessible guest rooms do not provide at least 32" clear opening width.**

**Result:**

People who use a wheelchair, scooter, or walker are unable to enter standard guest rooms and are excluded from accommodations when accessible guestrooms are occupied.

**Requirement:**

9.4 Other Sleeping Rooms and Suites. Doors and doorways designed to allow passage into and within all sleeping units or other covered units shall comply with 4.13.5.

