



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!**

THE RECOMMENDED “TOOLS OF THE TRADE” FOR ACCESSIBILITY SITE REVIEWS

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

1. ADA tape measure by Starrett which is 25 foot which can be found at www.starrett.com or any tape measure (recommend a minimum of 25 feet).
2. The leveling device is a M-D Building Products 92379 24-Inch SmartTool with Module and Case by M-D Building Products . The current price is \$109.99 and it can be found at www.toolcribofthenorth.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 doing/reviewing curb work).
3. Door pressure gauge can be purchased from HMC, INT'L DIV., INC., Littleton, Colorado. Phone number is 1-800-8484912, ext 4452. Need to fax in your order to 303-7943703 and you would be looking for model number DPG-PP 0-35 pound force range (estimated cost \$30.00 each) - www.hmc-international.com
4. Digital camera. Model and style of your choice.
5. Consider a Dictaphone or good old fashion pencil and paper.

Resources Addressing Accessibility - the ADA, the Fair Housing Act and the FACBC

US Department of Justice

Technical assistance regarding applicability of the ADA Title II and Title III and interpretations of legal questions regarding enforcement800-514-0301
Web Sitewww.ada.gov

US Architectural & Transportation Barriers Compliance Board (ACCESS BOARD)

Technical assistance on the technical criteria of the ADAAG800-USA-ABLE 202-272-5434
Web Sitewww.access-board.gov

Southeast ADA Center for Technical Assistance

One of the 10 designated regional centers providing technical assistance regarding any aspect of the ADA
.....800-949-4232(V/TTY)
Web Sitewww.adasoutheast.org

Equal Employment Opportunity Commission

Technical assistance of the ADA Title I provisions applying to employment; also provides information on how to file ADA complaints.
Employment questions800-669-4000 (voice) or 800-669-6820 (TTY)
Employment documents800-669-3362 (voice) or 800-800-3302 (TTY)

Job Accommodation Network (JAN)

Offers employers advice on cost and means of making accommodations accessible800-526-7234 (V/TTY)
Web sitehttp://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
.....800-8291040 (voice)/ 800-829-4059 (TTY)
Web Sitewww.irs.gov

Fair Housing Information Clearinghouse/HUD Web Site

Provides information regarding the Fair Housing Act and private accessible housing
To order a Design Manual 800-767-7468
Web Site www.fairhousingfirst.org

Florida DBPR-Codes and Standards Section

Responding to questions on the Florida Accessibility Code for Building Construction850-487-1824
Web Sitewww.floridabuilding.org

U.S. Department Of Transportation

Provides links to policies, laws and regulations, and resources pertaining to accessible transportation
.....202-366-4000
Web Sitewww.dot.gov/citizen_services/disability/disability.html

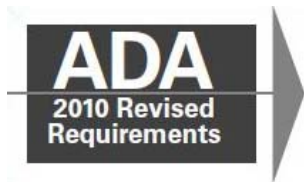
Florida Department of Transportation

Provides information on FDOT Design Standards revised to reflect accessibility requirements required by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the Florida Accessibility Code (FACBC).
www.dot.state.fl.us/projectmanagementoffice/ADA/ADADesignStandards.shtm

Larry M. Schneider AIA, Accessibility Consultant

Offers general accessibility consulting services for the ADA, the Fair Housing Act and the FACBC
Telephone561-799-6942
Fax561-799-6943
EmailLarry@LMSArch.net

U.S. Department of Justice
Civil Rights Division
Disability Rights Section



Effective Date Compliance Date

Overview

The Department of Justice published revised final regulations implementing the Americans with Disabilities Act (ADA) for title II (State and local government services) and title III (public accommodations and commercial facilities) on September 15, 2010, in the Federal Register. These requirements, or rules, clarify and refine issues that have arisen over the past 20 years and contain new, and updated, requirements, including the 2010 Standards for Accessible Design ("2010 Standards").

The effective date of the Department's two revised ADA rules is March 15, 2011. Of course, even before this date, entities covered by titles II and III of the ADA are still subject to the requirements in the Department's 1991 regulations. These new revised rules set out several different "compliance dates," dates by which entities covered by the ADA are required to comply with the new or revised provisions of the Department's rules.

Title II and title III have no effect on any State or local laws that provide protection for individuals with disabilities at a level greater than or equal to that provided by the ADA. Compliance with less stringent state or local laws does not constitute compliance with the ADA.

March 15, 2011, is the effective date for the revised title II and title III regulations which include, in part, requirements for:

- Service animals, ticketing, and use of wheelchairs, manually-powered mobility aids and other power-driven mobility devices;

For example, a sports arena, on or after March 15, 2011, must tell an individual with a disability and his or her companions about the features of accessible seating. If seating maps or brochures are provided to the general public, similar information showing accessible seating must be provided to individuals with disabilities.

- Effective Communication (auxiliary aids and services); and
- Examinations and Courses.

March 15, 2012 is the compliance date for provisions governing hotel reservation policies.

For example, on or after March 15, 2012, reservations staff (of a hotel or a third party) will be required to identify accessible features in guest rooms (e.g. guest room door widths and availability of roll-in showers) and other hotel amenities in sufficient detail so that an individual with a disability can make an independent assessment whether the hotel meets his or her accessibility needs.

March 15, 2012, is also the compliance date for using the 2010 Standards for new construction, alterations, program accessibility, and barrier removal.

Although under certain circumstances, the revised regulations permit the use of the 2010 Standards before the compliance date of March 15, 2012, entities are not required to comply with the 2010 Standards until March 15, 2012.

Title II and Title III: New Construction and Alterations

From September 15, 2010, to March 15, 2012, if a title II or title III entity undertakes new construction or alterations, it may choose either the 1991 Standards or the 2010 Standards. Title II entities may also choose to use the Uniform Federal Accessibility Standards (UFAS). It must use that Standard for all elements in the entire facility. For example, an entity cannot use the 1991 Standards for accessible routes and the 2010 Standards for accessible seating.

On or after March 15, 2012, all newly constructed or altered facilities must comply with all of the requirements in the 2010 Standards.

If elements in existing facilities already comply with corresponding elements in the 1991 Standards and are not being altered, then entities are not required to make changes to those elements to bring them into compliance with the 2010 Standards.

New Construction and Alterations	
Dates	Applicable Standards
September 15, 2010, to March 15, 2012	<p>title II: 1991 Standards, UFAS, or 2010 Standards</p> <p>title III: 1991 Standards or 2010 Standards</p>
On or after March 15, 2012	2010 Standards

Title II: Program Accessibility

From September 15, 2010, to March 15, 2012, State and local governments (public entities) have the option of choosing to follow the 1991 Standards, the UFAS, or the 2010 Standards when making architectural changes to provide program access. The elevator exception in the 1991 Standards may not be used.

NOTE: Public entities must comply with either the 1991 Standards, UFAS, or the 2010 Standards for all elements within a single building. For example, a county has never taken any measures to make its community center's programs accessible to individuals with disabilities. In April 2011 the county begins to make architectural changes to meet its program accessibility obligation at the community center. The county may choose the 1991 Standards, UFAS or the 2010 Standards but must use the chosen standard for all architectural changes it makes to the building. For example, it cannot use the 1991 Standards for the building's entrance and the 2010 Standards for its restrooms.

On or after March 15, 2012, public entities must comply with the 2010 Standards in making architectural changes to achieve program accessibility and for all new construction and alterations.

On or after March 15, 2012, public entities must consider the supplemental requirements (such as swimming pools, play areas, and fishing piers) in the 2010 Standards to assess compliance with program accessibility.

If elements in existing facilities already comply with corresponding elements in the 1991 Standards or the UFAS and are not being altered, then title II entities are not required to make changes to those elements to bring them into compliance with the 2010 Standards.

Program Accessibility	
Dates	Applicable Standards
September 15, 2010, to March 15, 2012	1991 Standards, UFAS, or 2010 Standards
On or after March 15, 2012	2010 Standards

Title III: Readily Achievable Barrier Removal

From September 15, 2010, to March 15, 2012, if the elements in a business serving the public (public accommodation) do not comply with the requirements for those elements in the 1991 Standards, the elements must be modified, to the extent readily achievable, using either the 1991 Standards or the 2010 Standards. The public accommodation must use only one standard for removing barriers in the entire facility. For example, it cannot choose the 1991 Standards for accessible routes and the 2010 Standards for restrooms.

On or after March 15, 2012, elements in a facility that do not comply with the 1991 Standards' requirements for those elements (for example where an existing restaurant has never undertaken readily achievable barrier removal) must be modified using the 2010 Standards to the extent readily achievable.

March 15, 2012, is the compliance date for the 2010 Standards which include revisions to the 1991 Standards as well as supplemental requirements for which there are no technical or scoping requirements in the 1991 Standards (such as swimming pools, play areas, marinas, or golf facilities). Public accommodations must comply with the 2010 Standards' supplemental requirements in existing facilities to the extent readily achievable.

Readily Achievable Barrier Removal	
Dates	Applicable Standards
September 15, 2010, to March 15, 2012	1991 Standards or 2010 Standards
On or after March 15, 2012	2010 Standards

**For more information about the ADA,
please visit our website or call our toll-free number.**

ADA Website: www.ADA.gov

ADA Information Line

800-514-0301 (Voice) and 800-514-0383 (TTY)
24 hours a day to order publications by mail.
M-W, F 9:30 a.m. – 5:30 p.m., Th 12:30 p.m. – 5:30 p.m. (Eastern Time)
to speak with an ADA Specialist. All calls are confidential.

For persons with disabilities, this publication
is available in alternate formats.

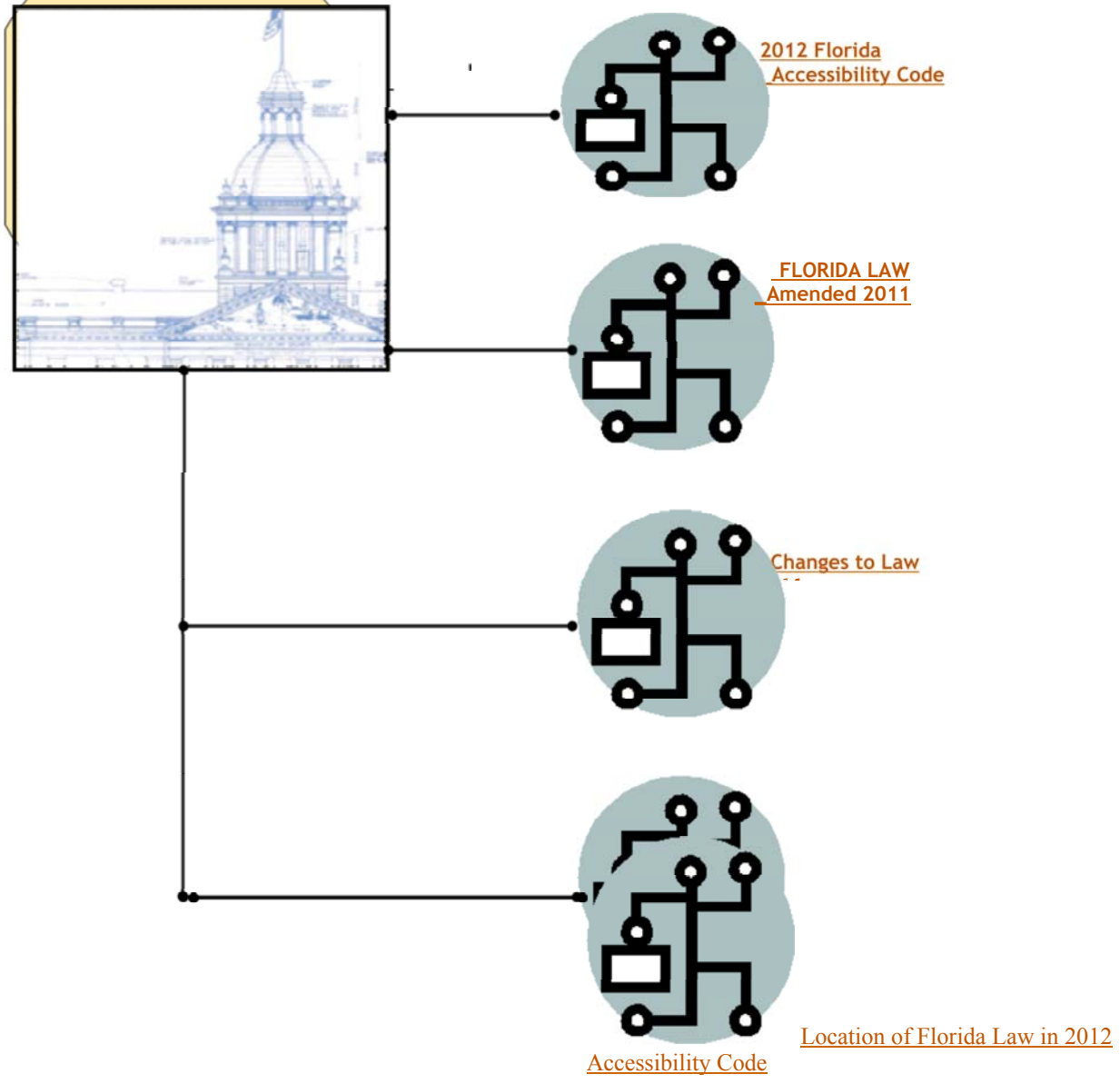
Duplication of this document is encouraged. February 2011

[PDF Version of this Document](#)

[Return to ADA Home Page](#)

last updated: February 16, 2011

The New Florida Accessibility Code 2012 Edition





Information and Technical Assistance on the Americans with Disabilities Act

Search ADA.gov

go

More Search Options

Law / Regulations

Design Standards

Technical Assistance Materials

Enforcement

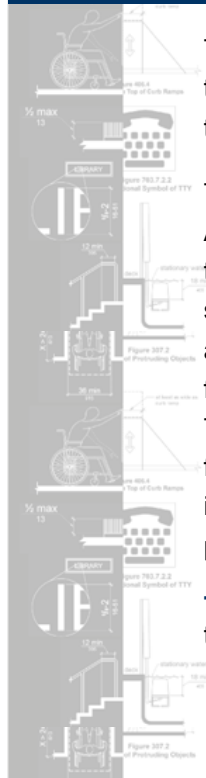
2010 ADA Standards for Accessible Design - html

PDF - screen
PDF - print

Guidance on the 2010 ADA Standards for Accessible Design - html

PDF - screen
PDF - print

2010 ADA Standards for Accessible Design



The Department of Justice's revised regulations for Titles II and III of the Americans with Disabilities Act of 1990 (ADA) were published in the Federal Register on September 15, 2010.

The Department has assembled an official online version of the 2010 ADA Standards for Accessible Design (2010 Standards) to bring together the information in one easy-to-access location. It provides the scoping and technical requirements for new construction and alterations resulting from the adoption of revised 2010 Standards in the final rules for Title II (28 CFR part 35) and Title III (28 CFR part 36). The Department has also compiled Guidance on the 2010 Standards from the revised regulations for Titles II and III. This explanatory information from the regulations addresses the scoping and technical provisions of the 2010 Standards.

The 1991 Standards, printed as Appendix A of the title III regulation in the Code of Federal Regulations, July 1, 1994

Selected Topics

- Olmstead
- HIV and AIDS
- Barrier-Free Healthcare Initiative
- Proposed Regulations
- Project Civic Access
- ADA Business Connection

Resources

- Federal ADA & Section 504 Resources
- Reports & Updates
- Section 508
- ADA.gov Archive

Titles of the ADA

- Employment (title I)
- State & Local Government (title II)
- Public Accommodations and Commercial Facilities (title III)

Department of Justice ADA Responsibilities

- Technical Assistance
- Enforcement
- Mediation
- Regulations
- Certification of State and Local Building Codes



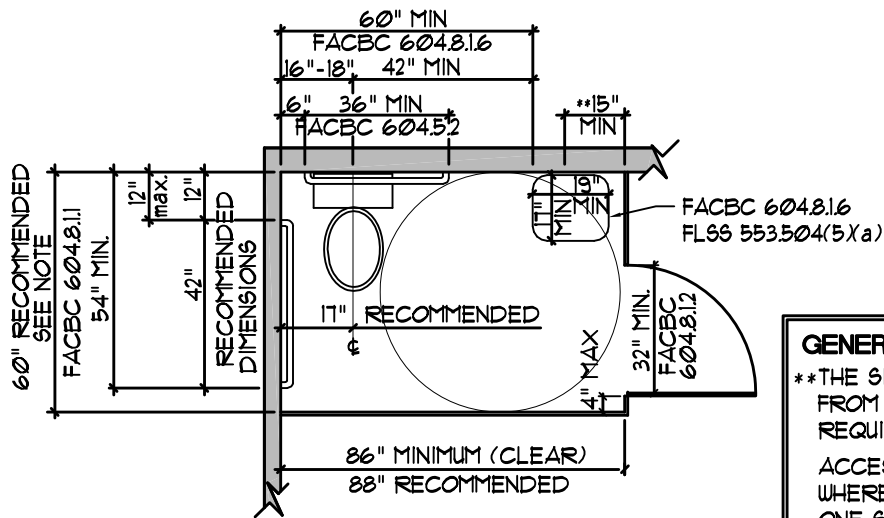
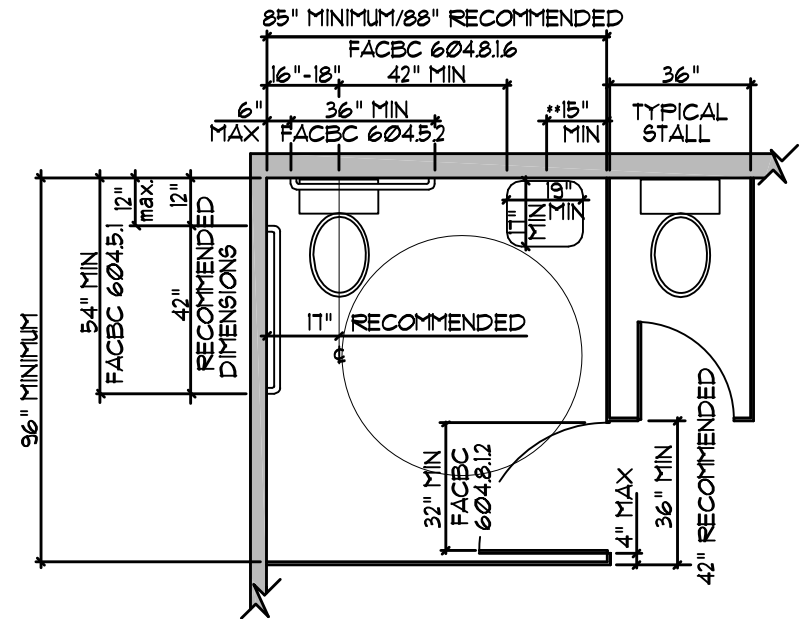
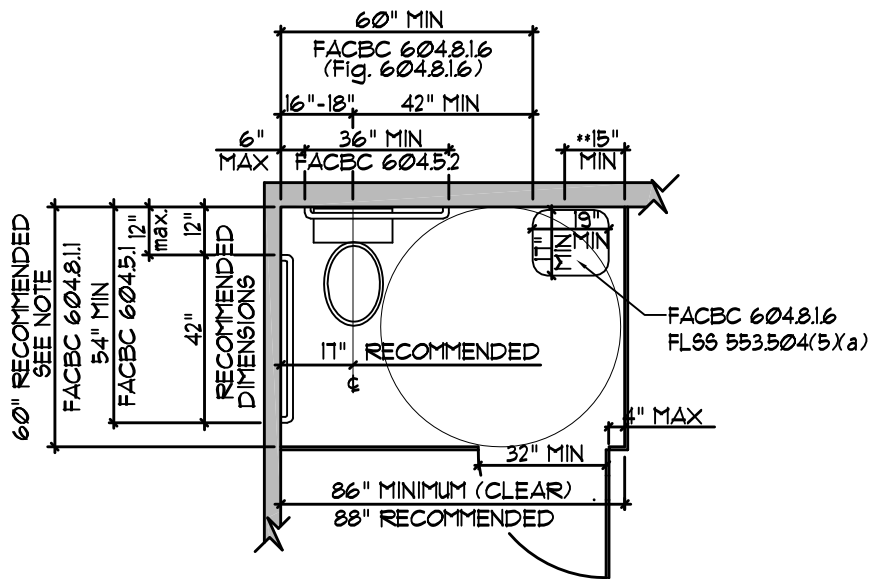
Sign Up for Email Updates

Site Map

Contact Us

Department of Justice Links

- Department of Justice Home Page
- Civil Rights Division Home Page
- Disability Rights Section Home Page
- Freedom of Information Act
- En Español
- Privacy Policy



ASSUMPTIONS

- 1) ACCESSIBLE WATER CLOSET DEPTH IS 30 INCHES AND IT IS FLOOR MOUNTED.
- 2) CONTROLS FOR FLUSH VALVES SHALL BE ON THE OPEN SIDE OF THE WATER CLOSET (FACBC 604.6).
- 3) TOILET ACCESSORIES TO BE PROVIDED.

NOTE:

ACCESSIBLE TOILET STALL CAN BE 56" IN DEPTH IF YOU HAVE A WALL MOUNTED WATER CLOSET. IF THE DEPTH 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" (FACBC 604.8.1.1).

DO NOT FORGET THE REQUIREMENT OF THE "6th" TOILET STALL (COUNTING TOILETS & URINALS) TO BE AN AMBULATORY ACCESSIBLE TOILET COMPARTMENT (FACBC 213.3.1).

Larry M. Schneider AIA Copyright 2012 04-01-2012

GENERAL NOTES:

**THE SINK SHALL BE A MINIMUM OF 15 INCHES FROM THE SIDE WALL TO THE CENTERLINE AS REQUIRED BY SECTION 405.3.1 OF THE FPC.

ACCESSIBLE LAVATORY IN COMMON AREA 213.3.4-WHERE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL COMPLY WITH 606 AND SHALL NOT BE LOCATED IN A TOILET COMPARTMENT.

604.7 - TOILET COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH 603. I.E. - PROVIDE A TURNING SPACE COMPLYING WITH 304 (60" CIRCULAR SPACE OR A T-SHAPED SPACE).

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

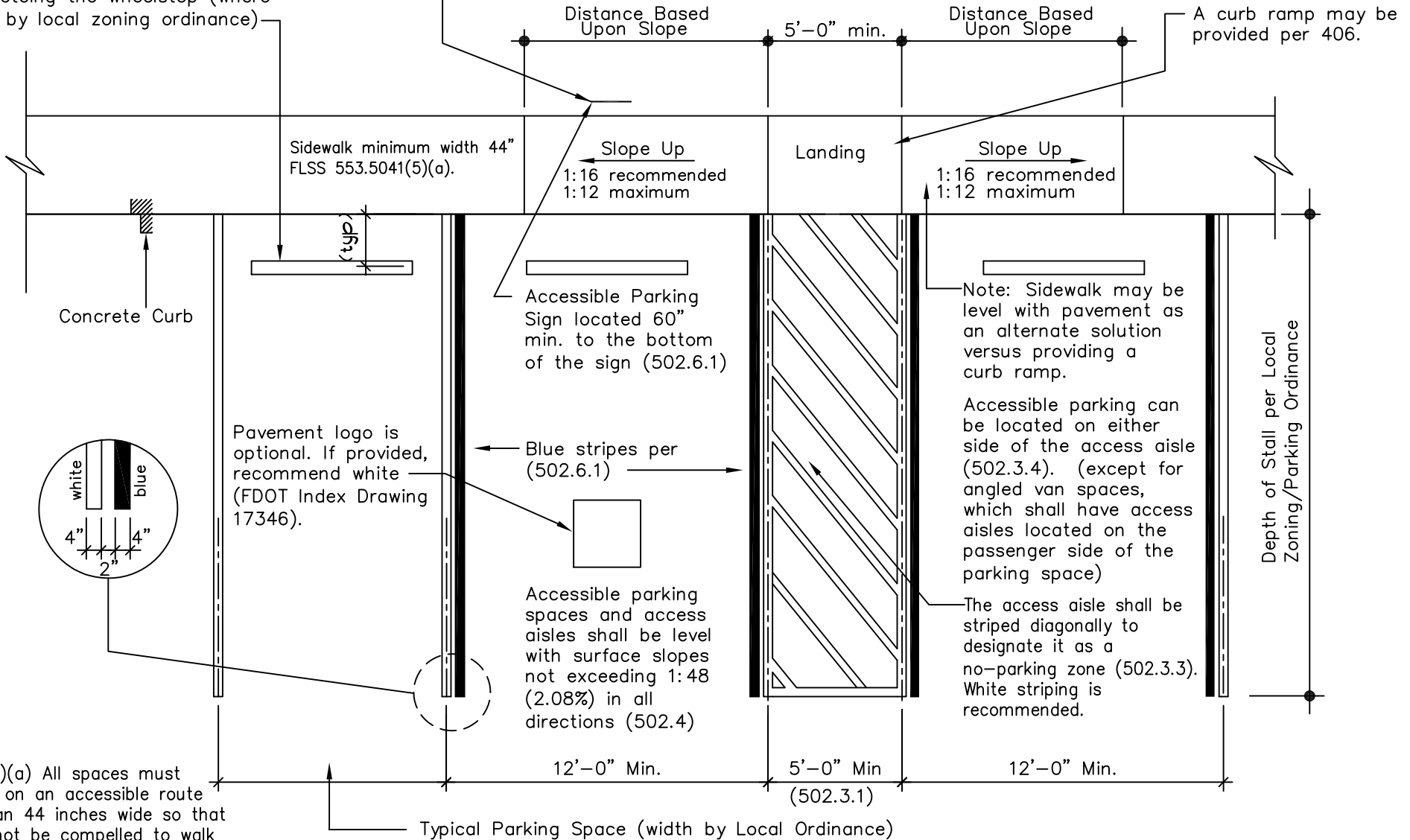
TYPICAL ACCESSIBLE TOILET STALL FOR NEW CONSTRUCTION ONLY

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

1/4"=1'-0"

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 502.6.1 and the caption "Parking by Disabled Permit Only". Signs erected after 10/01/96 must indicate the penalty for illegal use of the space (502.6.1)



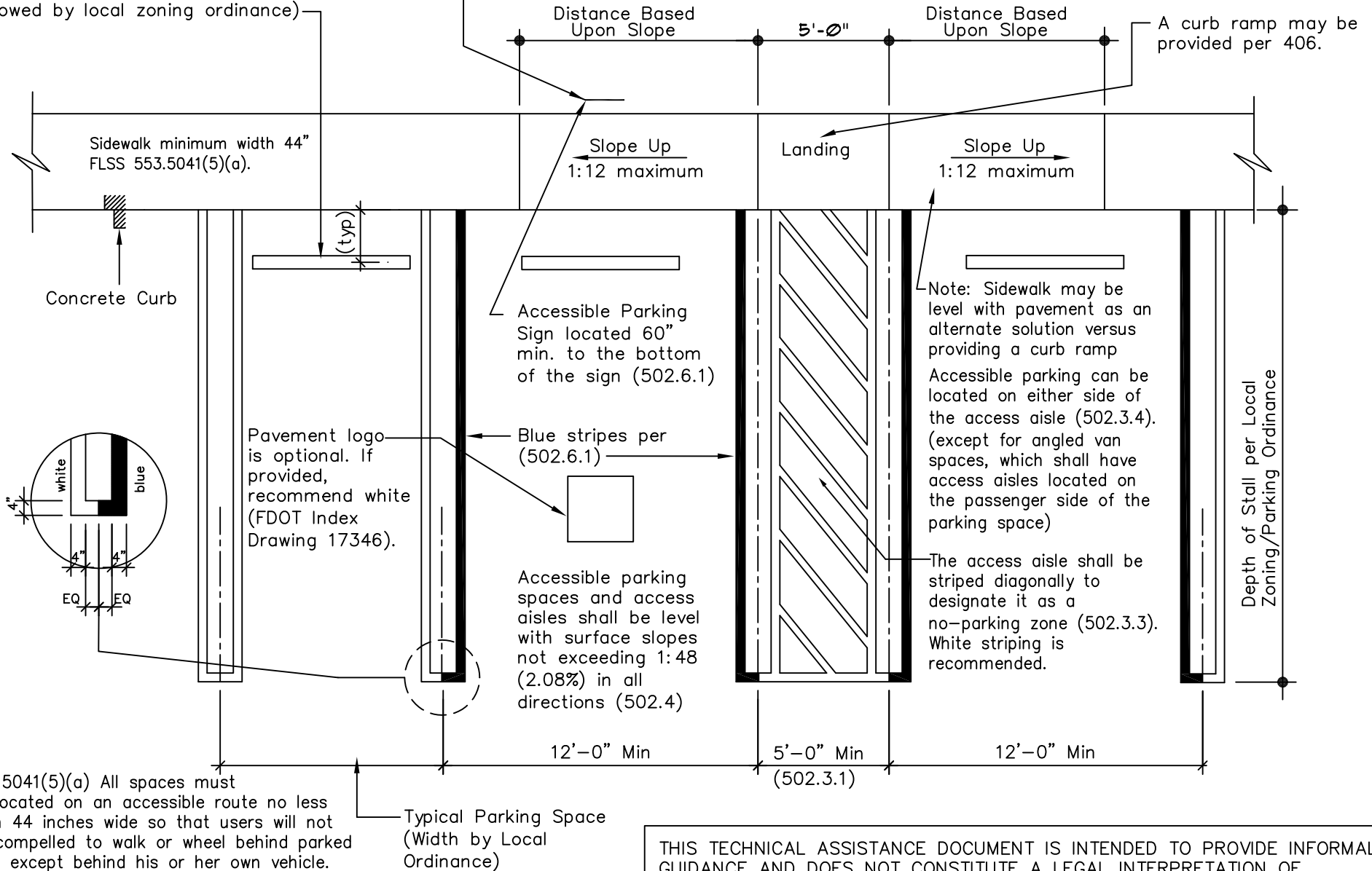
553.5041(5)(a) All spaces must be located on an accessible route no less than 44 inches wide so that users will not be compelled to walk or wheel behind parked cars except behind his or her own vehicle. (See FLSS 553.5041(5)(e)(1) relating to existing parking facilities)

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

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 502.6.1 and the caption "Parking by Disabled Permit Only". Signs erected after 10/01/96 must indicate the penalty for illegal use of the space (502.6.1)



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 except behind his or her own vehicle. (See FLSS 553.5041(5)(e)(1) relating to existing parking facilities)

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) Design for Double Line Requirements



ADA Design Guide

1

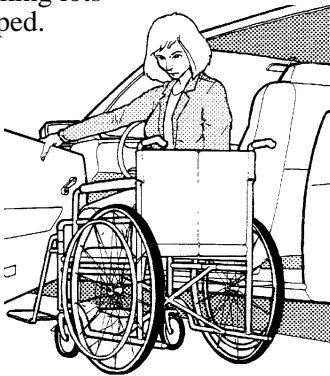
Restriping Parking Lots

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.

This ADA Design Guide provides key information about how to create accessible car and van spaces and how many spaces to provide when parking lots are restriped.



Accessible Parking Spaces for Cars

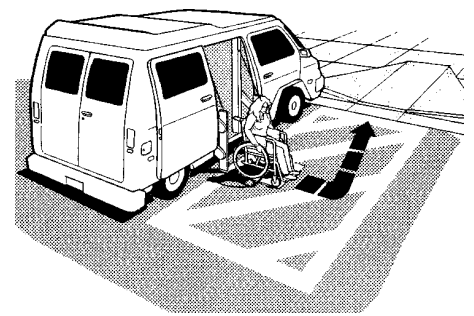
Accessible parking spaces for cars have at least a 60-inch-wide access aisle located adjacent to the designated parking space. The access aisle is just wide enough to permit a person using a wheelchair to enter or exit the car. These parking spaces are identified with a sign and located on level ground.

Van-Accessible Parking Spaces

Van-accessible parking spaces are the same as accessible parking spaces for cars except for three features needed for vans:

- a wider access aisle (96") to accommodate a wheelchair lift;
- vertical clearance to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space, and
- an additional sign that identifies the parking spaces as "van accessible."

One of eight accessible parking spaces, but always at least one, must be van-accessible.



Minimum Number of Accessible Parking Spaces

ADA Standards for Accessible Design 4.1.2 (5)

Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
	Column A		
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**

* one out of every 8 accessible spaces

** 7 out of every 8 accessible parking spaces

Location

Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance. Where buildings have multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances.

When accessible parking spaces are added in an existing parking lot, locate the spaces on the most level ground close to the accessible entrance. An accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route never has curbs or stairs, must be at least 3-foot wide, and has a firm, stable, slip-resistant surface. The slope along the accessible route should not be greater than 1:12 in the direction of travel.

Accessible parking spaces may be clustered in one or more lots if equivalent or greater accessibility is provided in terms of distance from the accessible entrance, parking fees, and convenience. Van-accessible parking spaces located in parking garages may be clustered on one floor (to accommodate the 98-inch minimum vertical height requirement).

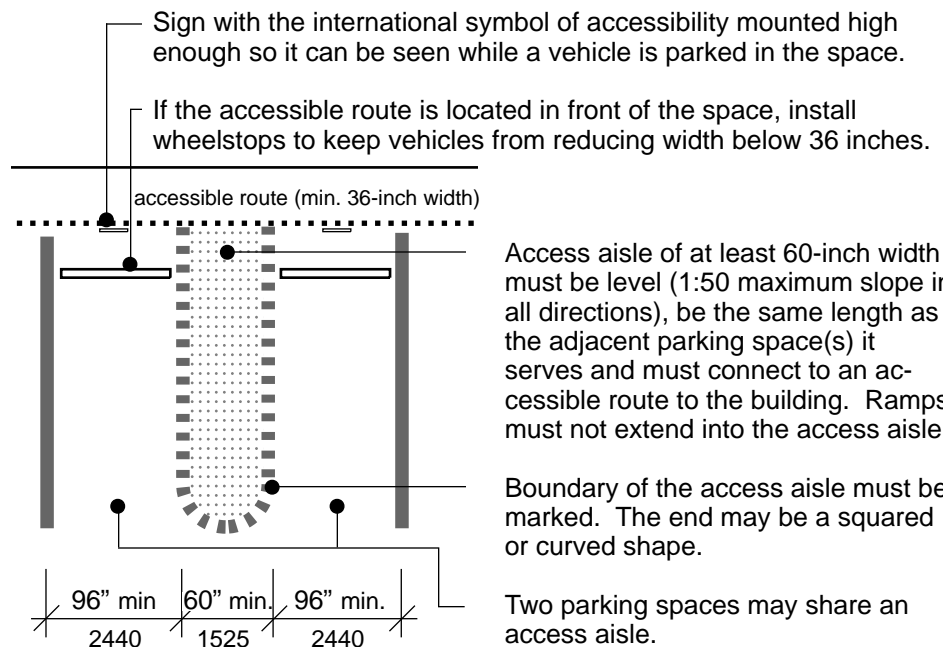
Free Technical Assistance

Answers to technical and general questions about restriping parking lots or other ADA requirements are available by telephone on weekdays. You may also order the ADA Standards for Accessible Design and other ADA publications, including regulations for private businesses or State and local governments, at any time day or night. Information about ADA-related IRS tax credits and deductions is also available from the ADA Information Line.

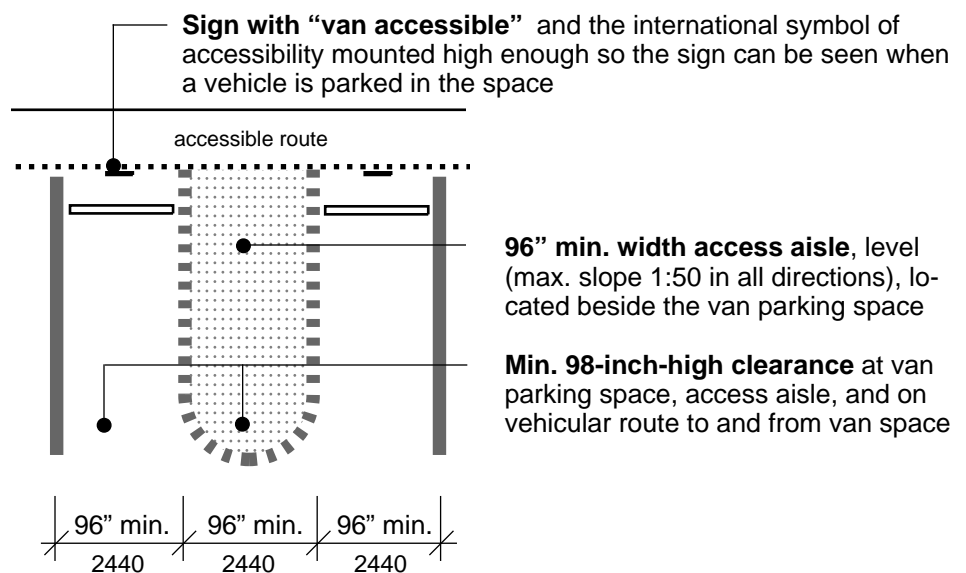
**Department of Justice
ADA Information Line**

**800-514-0301 (voice)
800-514-0383 (tty)**

Features of Accessible Parking Spaces for Cars



Three Additional Features for Van-Accessible Parking Spaces



Internet

You may also review or download information on the Department's ADA Internet site at any time. The site provides access to ADA regulations, technical assistance materials, and general ADA information. It also provides links to other Federal agencies, and updates on new ADA requirements and enforcement efforts. Internet address:
www.usdoj.gov/crt/ada/adahom1.htm

Reference:

ADA Standards for Accessible Design (28 CFR Part 36):

- § 4.1.6 Alterations;
- § 4.1.2 Accessible Sites and Exterior Facilities: New Construction, and
- § 4.1.6 Parking and Passenger Loading Zones.

YOUR OFFICE

Instruction for Office Staff

As of Monday, our voice mail will be using the following script to facilitate appropriate routing of incoming calls.

Hello, Welcome to the Office of (fill in your office name)

If you are obsessive-compulsive, please press
1 repeatedly

If you have multiple personality disorder, please press
3, 4, 5 and 6

If you paranoid-delusional, we know who you
Are and what you want.
Just stay on the line so that we can trace the call

If you are schizophrenic, listen carefully and a little
voice will tell you which number to press

If you are manic-depressive, it doesn't matter
Which button you press,
No one will answer.

HAVE A NICE DAY!