

Paving the Way For ADA

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- ◆ Background
- ◆ Legal Case Studies
- ◆ Primary Focus Areas
- ◆ Available Resources

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The Why

Up to 61 Million Americans
26% of the Population

Hearing ~ Vision ~ Cognitive ~
Walking ~ Grasping

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The Law

"No individual shall be discriminated against on the basis of disability in the full and equal enjoyment of the goods, services, facilities, privileges, advantages, or accommodations of any place of public accommodation..."

ADA is NOT a Building Code

- No Building Grandfathered
- Public and NPO Buildings Not Exempt
- Certificate of Occupancy is NOT Legal Acceptance
- Subject to Interpretation
- Letter and Spirit of the Law

\$25,000
Average Lawsuit

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The Law

Title 42 U.S.

Code 12182

Prohibition of discrimination by public accommodations

Initial Law

- January 26, 1992

201.1 **ALL** areas of newly designed and constructed buildings and facilities and altered portions of existing buildings shall comply with these requirements. Unless there is an exemption.

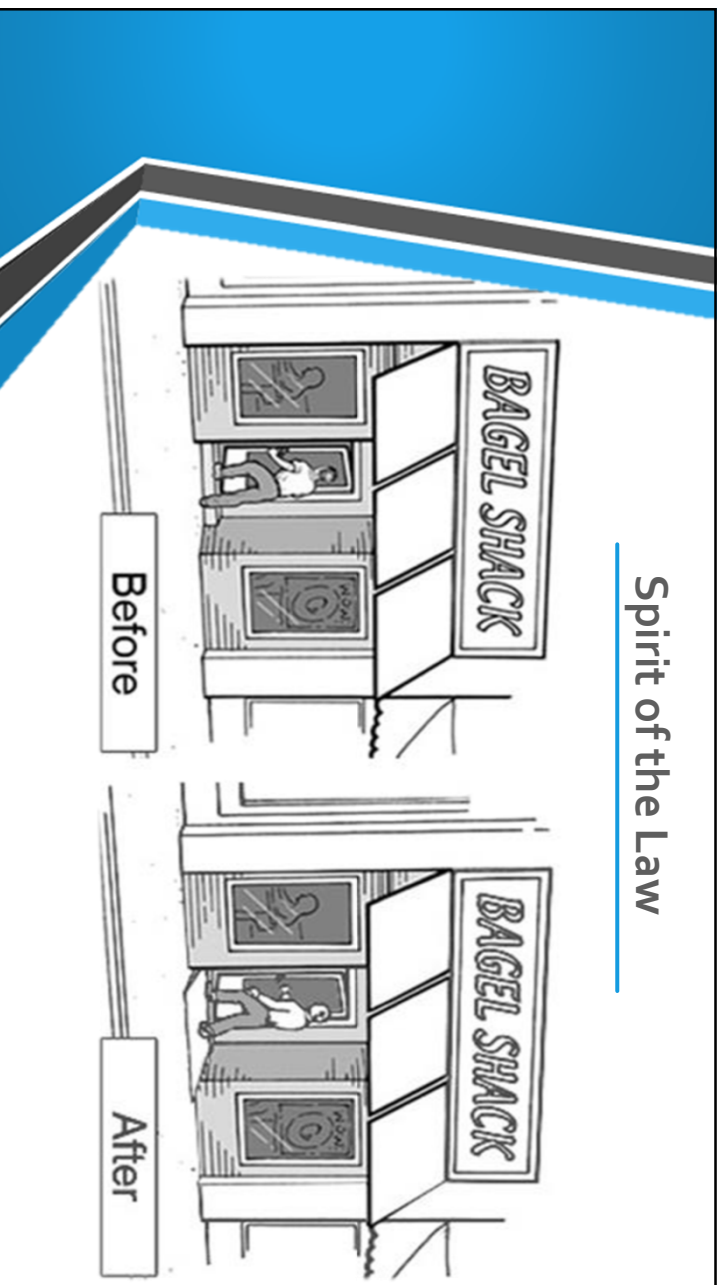
Revisions

- January 1, 2004
- January 1, 2010

36.304 A public accommodation shall remove architectural barriers that are structural in nature, where such removal is readily achievable, i.e., easily accomplishable and able to be carried out without much difficulty or expense.

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Spirit of the Law



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Bank Facility

Case Study

- Requirement
- Needs Assessment
 - Parking & Loading Zones
 - Signage
 - Accessible Routes
 - Accessible Entries
 - Surface/Accessory Heights
 - Interior Path of Travel
- Consultants
- Develop Scope
 - State/Regional Adjustments
- Bid Scope
- Perform Work



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Bank Facility Exterior

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Accessibility Requirements

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

4 max
100

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Automatic Door Compliance

32 min
815
90°
hinged door
(a)

60 min
1525
18 min
445
front approach, pull side
(a)

48 min
1220
front approach, push side
(b)

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JC2 Couldn't think of a good slide title without more context. The text is already formatted just needs updated.

Julie Cauler, 2/16/2022



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NADDA Accessible

Parking Lot



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Restroom Examples

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ADA Requirements

Path of Travel

Slope 5% Cross Slope 2%
Ramp Slope 7.5% Ramp Cross Slope 2%

ADA Parking Width

Standard 96" (8') Van Accessible 122" (11') Access Aisle 60" (5')

Entry Door Pressure

Main Door 8.5# Interior Door 5#

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ADA Requirements


Clear Paths of Travel

Limited Minimum 32" Standard 36" (3')
Flat Landings 60" (5')

Accessible Heights

Lowest Height off Finish Floor 19"
Highest Height off Finish Floor 40"
Restroom Sign Heights 60" Center

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Summary

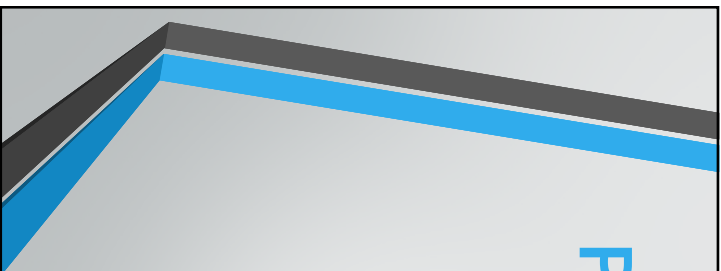
- ADA Is The Law
 - Ignorance Is Not Bliss
- There May Be Tax Breaks
- Know Your Vulnerabilities
- Have A Written Plan to Comply

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Additional Resources

- https://www.ada.gov/2010ADAstandards_index.htm
 - Residential, Amusement Parks, Detention Facilities, Fitness Centers, Recreational Boating, Golf & more
- <https://beta.ada.gov/>
- <https://rockymountainada.org/about-us>

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Practice Sawubona

- We See You
- We Value You
- You are Important to Us

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