Welcome!

ADA 2010 Standards for Accessible Design: Lodging will begin at 2:00 p.m. Eastern Time

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• This webinar is being recorded and can be accessed within a few business days
  – ADA Hospitality Initiative website:
    • [www.adahospitality.org/content/Archives-Compliance-Webinars](http://www.adahospitality.org/content/Archives-Compliance-Webinars)

ADA 2010 Standards for Accessible Design:

Lodging

Today’s agenda

• 2010 ADA regulations/Title III
• 2010 ADA Standards
  – Highlights of new or revised specifications
  – Accessible guest rooms
2010 regulations

• Establish or clarify a variety of requirements
  – Policies and procedures
  – Adoption of new Standards for accessible facilities
    • New definitions
    • New application issues and scoping requirements

Places of lodging

• New definition for “place of lodging” clarifies coverage of certain timeshares, condo-hotels, and other places that operate like traditional hotels and offer rooms or units for short term stays (generally 30 days or less)

2010 Standards

• Chapter 1: Application and Administration
  – Conventions, definitions, etc.
• Chapter 2: Scoping
  – What needs to be accessible? How many?
• Chapters 3 – 10: Technical Specifications
  – What do accessible things look like?
The three tiers of accessibility

• New construction
• Alterations
  – Maximum extent feasible
• Barrier removal in existing facilities
  – Safe harbor

Barrier removal

• Title III requires removal of barriers in existing facilities when “readily achievable” (“easily accomplishable and able to be carried out without much difficulty or expense”)
  – Consider
    • Nature and cost of action needed
    • Overall financial resources (including those of parent organization, if applicable) and operational issues
    • Legitimate safety requirements
• On-going obligation

Safe Harbor

• Only applies to elements or spaces that comply with 1991 Standards
  – Such elements or spaces will be subject to new Standards for alterations if/when they are altered
Revised: van-accessible parking

- Scoping: one of every six accessible parking spaces (instead of one of every eight)
- Configuration: wider space (instead of wider aisle)

Revised: toilets

- Increased clear floor space in all standard wheelchair-accessible toilet compartments (stalls) or single-user toilet rooms allows for side approach by wheelchair users
Revised: tactile sign location

A space, a minimum of 18 inches by 18 inches square, located outside the arc of a swinging door; the space is centered on the centerline of a tactile sign mounted on the wall next to the latch side of the door.

Revised: fire alarms

• If fire alarm systems are provided, both audible and visible signals must be permanently installed, including in communication-accessible guest rooms
  – New construction
  – When existing alarm system upgraded or replaced, or new system installed

Revised: ALS

• Assistive Listening Systems (ALS) required in assembly areas where “communication is integral to the use of the space” and audio-amplification is provided
  – Number of receivers required reduced for larger facilities
    • Combined scoping may be available for multiple assembly areas within one building
All new!

- Kitchens and kitchenettes
- Clothes washers and dryers
- Vending machines, change machines
- Recreational facilities
  - Golf courses
  - Boating and fishing facilities
  - Playgrounds
  - Exercise facilities
  - Saunas and steam rooms
  - Swimming pools and spas

Fitness facilities

- At least one of each type of exercise machine must have clear floor space positioned for use or transfer, connected to accessible route.

Swimming pools, wading pools, spas

<table>
<thead>
<tr>
<th>MEANS OF POOL ACCESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>POOL TYPE</td>
</tr>
<tr>
<td>Small swimming (under 300 linear feet of pool wall); only 1 means required</td>
</tr>
<tr>
<td>Larger swimming (300 or more linear feet of pool wall); 2 means required</td>
</tr>
<tr>
<td>User access limited to one area (wave action, leisure river, etc.)</td>
</tr>
<tr>
<td>Wading</td>
</tr>
<tr>
<td>Spa</td>
</tr>
</tbody>
</table>

*Primary means must be sloped entry or lift; secondary means can be any permitted type.
### ACCESSIBLE GUEST ROOMS

**Table 224.2 Guest Rooms with Mobility Features**

<table>
<thead>
<tr>
<th>Total Number of Guest Rooms Provided in Facility</th>
<th>Number of Access. Rooms without Roll-in Showers</th>
<th>Number of Access. Rooms with Roll-in Showers</th>
<th>Total Number Required Access. Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – 25</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>26 – 50</td>
<td>2</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>51 – 75</td>
<td>3</td>
<td>2</td>
<td>5</td>
</tr>
<tr>
<td>76 – 100</td>
<td>4</td>
<td>3</td>
<td>7</td>
</tr>
<tr>
<td>101 – 150</td>
<td>5</td>
<td>4</td>
<td>9</td>
</tr>
<tr>
<td>151 – 200</td>
<td>6</td>
<td>5</td>
<td>11</td>
</tr>
<tr>
<td>201 – 300</td>
<td>7</td>
<td>6</td>
<td>13</td>
</tr>
<tr>
<td>301 – 400</td>
<td>8</td>
<td>7</td>
<td>15</td>
</tr>
<tr>
<td>401 – 500</td>
<td>9</td>
<td>8</td>
<td>17</td>
</tr>
<tr>
<td>501 – 600</td>
<td>10</td>
<td>9</td>
<td>19</td>
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<td>601 – 700</td>
<td>11</td>
<td>10</td>
<td>21</td>
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<tr>
<td>701 – 800</td>
<td>12</td>
<td>11</td>
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<tr>
<td>801 – 900</td>
<td>13</td>
<td>12</td>
<td>25</td>
</tr>
<tr>
<td>901 – 1000</td>
<td>14</td>
<td>13</td>
<td>27</td>
</tr>
<tr>
<td>1001 and over</td>
<td>15</td>
<td>14</td>
<td>29</td>
</tr>
<tr>
<td>1001 and over</td>
<td>16, plus 1 for each 100, or fraction thereof, over 1000</td>
<td>16, plus 1 for each 100, or fraction thereof, over 1000</td>
<td>16, plus 2 for each 100, or fraction thereof, over 1000</td>
</tr>
</tbody>
</table>

Scoping

**Pool access**

- Swimming pool lift
- Swimming pool with sloped entry
- Swimming pool transfer system
- Swimming pool with accessible stairs
- Swimming pool transfer walls
Table 224.4 Guest Rooms with Communication Features

<table>
<thead>
<tr>
<th>Total Number of Guest Rooms Provided in Facility</th>
<th>Minimum Number of Required Guest Rooms with Communication Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – 25</td>
<td>2</td>
</tr>
<tr>
<td>26 – 50</td>
<td>4</td>
</tr>
<tr>
<td>51 – 75</td>
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<tr>
<td>76 – 100</td>
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<td>101 – 200</td>
<td>12</td>
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<td>201 – 300</td>
<td>14</td>
</tr>
<tr>
<td>301 – 400</td>
<td>17</td>
</tr>
<tr>
<td>401 – 500</td>
<td>20</td>
</tr>
<tr>
<td>501 – 1000</td>
<td>5 percent of total</td>
</tr>
<tr>
<td>1001 and over</td>
<td>50, plus 3 for each 100 over 1000</td>
</tr>
</tbody>
</table>

Accessible features: which rooms?

- At least one of the mobility-accessible guest rooms shall also be equipped for communication accessibility, but ...
- Not more than 10% of the mobility-accessible guest rooms shall be used to satisfy the requirement for communication-accessible rooms

The “overlap”
The overlap: 1991

60 total guest rooms; 4 accessible with both mobility and communication features, plus 3 additional rooms with communication features

The overlap: 2010

60 total guest rooms; 1 accessible with both mobility and communication features, plus 6 additional rooms with communication features

Multiple buildings on site

• Separate facilities, built on a common site under one building permit, may combine the numbers of total guest rooms to determine scoping IF each facility has 50 or fewer rooms
• Such facilities are scoped separately if they have more than 50 rooms
Dispersion

- New construction
  - Accessible rooms dispersed among classes of rooms
    - Type
    - Number of beds
    - Amenities

- Alterations
  - Scope limited additions/alterations projects separately to eventually achieve level of access and dispersion that would be required in new construction

Vanity counter space

- If vanity counter top space is provided in non-accessible guest bathrooms, comparable space should be provided in accessible guest bathrooms

New features, new designs
Guest room doors

• All user-passage doors into and throughout all guest rooms in a lodging facility (not only mobility-accessible guest rooms) must provide minimum clear width of 32”
  – New exception for shower and sauna doors in guest rooms that are not mobility-accessible

RESOURCES

Tax incentives

• Tax credit for small businesses (30 or fewer employees OR $1 million or less revenue)
  – Up to $5,000 to offset cost of removing structural barriers in existing buildings, producing accessible materials (large print, Braille, etc.), or other measures
• Tax deduction for businesses of any size
  – Up to $15,000 for removing barriers in buildings or vehicles
DOJ

- Department of Justice
  - Guidance includes sample designs for accessible guest rooms
- www.ada.gov

Access Board

- www.access-board.gov

ADA Checklist

- Existing businesses
  - adachecklist.org
hotel door and key card, service dog, and power door push button