

Welcome!

**ADA 2010 Standards for Accessible Design:
Lodging**
will begin at

2:00 p.m. Eastern Time



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Submitting Questions

- In the webinar:
 - Double-click on “Mid-Atlantic ADA Center” in the Participant List to open a tab in the Chat panel (keyboard: F-6 and arrow up or down to find Mid-Atlantic ADA Center); type your question in the text box and “enter”
 - Your question will be sent to the presenters; other participants will not be able to see it
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Technical Assistance

- If you experience technical difficulties
 - Use the Chat panel to send a message to the Mid-Atlantic ADA Center
 - E-mail hospitality@transcen.org
 - Call 301-217-0124



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Archive

- 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



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ADA 2010 Standards for Accessible Design:

Lodging



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Today's agenda

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



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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



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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)



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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?



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The three tiers of accessibility

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



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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



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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*



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Highlights

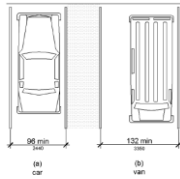
TECHNICAL SPECS



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Revised: van-accessible parking

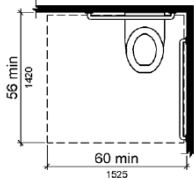
- Scoping: one of every **six** accessible parking spaces (*instead of one of every eight*)
- Configuration: **wider space** (*instead of wider aisle*)



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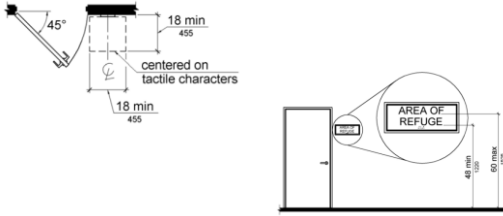
Revised: toilets

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



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Revised: tactile sign location



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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



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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



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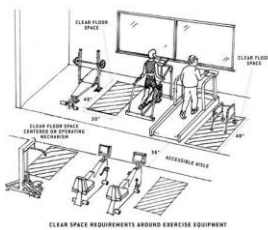
All new!

- 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



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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



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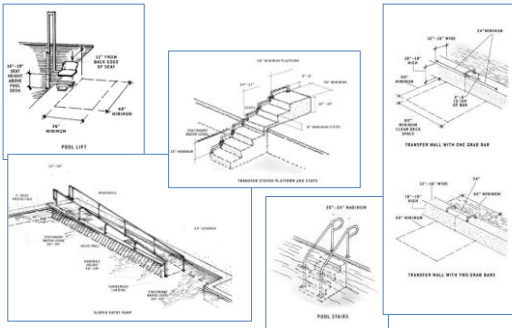
Swimming pools, wading pools, spas

MEANS OF POOL ACCESS					
POOL TYPE	SLOPED ENTRY	LIFT	TRANSFER WALL	TRANSFER SYSTEM	STAIRS
Small swimming (under 300 linear feet of pool wall); only 1 means required AS LONG AS it is —	✓	✓			
Large swimming (300 or more linear feet of pool wall); 2 means required	✓*	✓*	✓	✓	✓
User access limited to one area (wave action, leisure river, etc.)	✓	✓		✓	
Wading	✓				
Spa		✓	✓	✓	

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

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Pool access



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Scoping

ACCESSIBLE GUEST ROOMS



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Table 224.2 Guest Rooms with Mobility Features

Total Number of Guest Rooms Provided in Facility	Number of Access. Rooms without Roll-in Showers	Number of Access. Rooms with Roll-in Showers	Total Number Required Access. Rooms
1 - 25	1	0	1
26 - 50	2	0	2
51 - 75	3	1	4
76 - 100	4	1	5
101 - 150	5	2	7
151 - 200	6	2	8
201 - 300	7	3	10
301 - 400	8	4	12
401 - 500	9	4	13
501 - 1000	2 percent of total	1 percent of total	3 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	10, plus 1 for each 100, or fraction thereof, over 1000	30, plus 2 for each 100, or fraction thereof, over 1000

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Table 224.4 Guest Rooms with Communication Features

Total Number of Guest Rooms Provided in Facility	Minimum Number of Required Guest Rooms with Communication Features
1 – 25	2
26 – 50	4
51 – 75	7
76 – 100	9
101 – 150	12
151 – 200	14
201 – 300	17
301 – 400	20
401 – 500	22
501 – 1000	5 percent of total
1001 and over	50, plus 3 for each 100 over 1000

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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

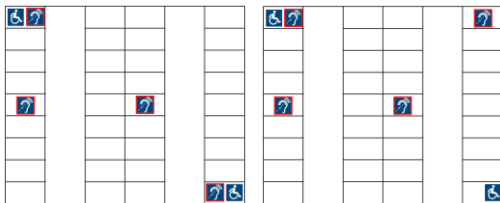


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The “overlap”











1991

2010















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The overlap: 1991

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The overlap: 2010

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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



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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



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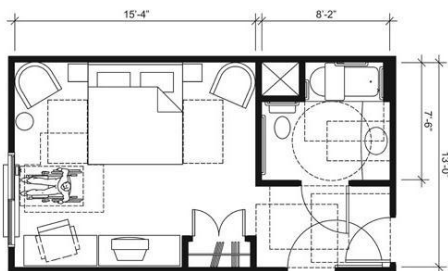
Vanity counter space

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



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New features, new designs



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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



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RESOURCES



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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



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DOJ

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



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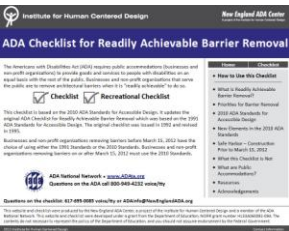
Access Board

- www.access-board.gov



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ADA Checklist



- Existing businesses
 - adachecklist.org



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ADA National Network

1-800-949-4232 V/TTY

www.adahospitality.org



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