

CHAPTER 11
FLORIDA ACCESSIBILITY CODE FOR
BUILDING CONSTRUCTION
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INTRODUCTION

In 1993 the Florida Legislature enacted the "Florida Americans with Disability Accessibility Implementation Act." The purpose and intent of this Act {Sections 553.501-553.513, Florida Statutes} is to incorporate into the laws of Florida the accessibility requirements of the Americans with Disabilities Act of 1990, Public Law No. 101-336, 42 U.S.C. § 12101 et. seq. ADA, while at the same time to maintain those provisions of Florida law that are more stringent than the ADA accessibility guidelines, that is, those provisions which are more favorable to the needs of the disabled. In 1997 the legislature amended the Act to complete the move to establish consistency of the Florida accessibility building code to the Federal ADA Accessibility Guidelines as adopted by the Department of Justice at 28 CFR part 36, Appendix A. Nothing in § 553.501-553.513 is intended to expand or diminish the defenses available to a place of public accommodation under the Americans with Disabilities Act and the federal Americans with Disabilities Act Accessibility Guidelines, including, but not limited to, the readily achievable standard, and the standards applicable to alterations to places of public accommodation.

Accessibility is a multi-faceted issue within the issues of life today. The legislative actions of the 101st Congress which implemented the Americans with Disabilities Act of 1990 and previous acts of the Florida Legislature have been combined in the following pages to reflect accessibility laws as they relate to most areas of construction in Florida. Areas of employment as related to accessibility and/or complaints would be the responsibility of the **Equal Employment Opportunity Commission, 1-800-669-4000 or 305-536-4491.**

Primarily because of the complexities of balancing the rights of the physically disabled and the technically specific requirements of the built environment, no single agency has been charged with enforcement of all issues pertaining to accessibility. The following is a listing of agencies and their statutory areas of responsibility for accessibility. A thorough attempt was made by the Department of Community Affairs at the time of publication of this document to ensure that this manual is a reflection of the laws of Florida and the administrative rules of each agency as these requirements relate to construction. Because individual agency rules may change, it is the responsibility of the design professional and the property owner to ensure compliance with subsequent revisions. The following code represents the Florida Accessibility code for Building Construction (FACBC) October 1997 Edition second printing.

RESPONSIBLE AGENCIES

For issues pertaining to:

1. **H.U.D. Housing
Discrimination Hot Line**
Washington, D.C.
Voice: 1-800-669-9777
Atlanta, GA
Voice: 404-331-4149
Fair Housing Information
Vienna, VA
Voice: 1-800-343-3442
Fax: 703-821-2098
Florida State Office
Voice: 305-662-4549
Fax: 305-662-4579
Florida Human Relations Commission
Department of Management Services
Voice: 1-800-342-8170
TDD: 850-488-7082
Fax: 850-488-5291
2. **Public Telephone Installation and
Placement**
Florida Public Service Commission
Voice: 850-488-1280
Fax: 850-487-0509
TDD: 1-800-342-3552
3. **Government Parking Facilities**
State Traffic Operations
Engineer
**Florida Department of
Transportation**
Voice: 850-488-4284
TDD: 850-921-0762
Design Office: 850-414-4359
4. **Accessible Parking Placards**
**Department of Highway Safety
and Motor Vehicles**
Voice: 850-488-1102
5. **Elevator Accessibility**
Department of Business Regulation
Bureau of Elevator Inspection
Voice: 850-488-9097
Fax: 850-922-6208
6. **Government Facilities
(Design Criteria)**
**Department of Management
Services**
Division of Building Construction
Voice: 850-488-2856
Fax: 850-487-9947
7. **Hospital and Health Care
Facilities**
**Agency for Health Care
Administration**
**Office of Plans and
Construction**
Voice: 850-487-0713
Fax: 850-922-6483
8. **Public Schools and State
Universities**
Florida Department of Education
Educational Facilities
Voice: 850-487-1130
Fax: 850-488-1677

Board of Regents

Voice: 850-488-5251
or 850-488-4234

9. **State Prisons**
Department of Corrections
Voice: 850-487-1330
10. **ADA Questions and Complaints**
United States Department of Justice
Voice: 1-800-514-0301
or 1-800-USA-ABLE
or 202-272-5354
TDD: 1-800-514-0383
11. **Florida Accessibility and Waiver Questions**
Codes and Standards
Department of Community Affairs
Voice: 850-487-1824
Fax: 850-414-8436
12. **State Historic Preservation Office**
Voice: 850-487-2333
Fax: 850-922-0496
13. **Code Compliance and Enforcement**
Local Building Departments

553.513 Enforcement. It shall be the responsibility of each local government and each code enforcement agency established pursuant to S. 553.80, *Florida Statutes*, to enforce the provisions of this part {Sections 553.501-553.513, *Florida Statutes*}. This Act {Florida Americans with Disabilities and Accessibility Implementation Act} expressly preempts the establishment of handicapped accessibility standards to the state and supercedes any county or municipal ordinance on the subject. However, nothing in this section shall prohibit municipalities and counties from enforcing the provisions of this Act.

Department of Community Affairs

553.75(3) The department shall be responsible for the provision of administrative and staff-support services relating to the functions of the board with respect to matters within the jurisdiction of the board, the department shall be responsible for the implementation and faithful discharge of all decisions of the board made pursuant to its authority under the provisions of this part {Sections 553.501-553.513, *Florida Statutes*}. (See Section 553.506, *Florida Statutes*.)

Florida Board of Building Codes and Standards

553.505 Powers of the board. In addition to any other authority vested in the board by law, the Board of Building Codes and Standards, in implementing SS. 553.501-553.513, *Florida Statutes*, may, by rule, adopt revised and updated versions of the Americans with Disabilities Act Accessibility Guidelines and it shall adopt the 1997 Florida Accessibility Code for Building Construction in accordance with Chapter 120.

553.512 Modifications and waivers; advisory council. The Florida Board of Building Codes and Standards shall provide by regulation criteria for granting individual modifications of, or exceptions from, the literal requirements of this part {Sections 553.501-553.513, *Florida Statutes*} upon a determination of unnecessary, unreasonable, or extreme hardship, provided such waivers shall not violate federal accessibility laws and regulations and shall be reviewed by the permanent disability Accessibility Advisory Council. (See Section 553.512, *Florida Statutes*.)

Criteria for reviewing applications for waivers are established by Rule 9B-7, *Florida Administration Code*.

General Note

If an official either waives an accessible element or feature or allows a change that does not provide equivalent facilitation, the fact that Department of Justice has certified the code itself will not constitute rebuttable evidence that the facility has been constructed or altered in accordance with the minimum accessibility requirements of the ADA.

The text enclosed in shaded boxes indicates changes to the ADA Accessibility Guidelines (ADAAG). Changes are based on requirements established by Florida law and requirements established by 28 CFR 36 subpart A and D.

SECTION 11-1 PURPOSE

11-1.1 This code shall take effect October 1, 1997.

11-1.2 All new or altered buildings and facilities subject to this code which may be frequented in, lived in, or worked in by the public shall comply with this code.

11-1.3 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. This code shall also apply: to state and local government facilities pursuant to S.553.503, *Florida Statutes*; to private clubs pursuant to S.553.505, *Florida Statutes*; and to residential buildings pursuant to S.553.504(2), *Florida Statutes*. It is to be applied during the design, construction, and alteration of such buildings and facilities as required by Sections 553.501-553.512, *Florida Statutes*.

SECTION 11-2 GENERAL

11-2.1 Provisions for Adults.

The specifications in this code are based upon adult dimensions and anthropometrics.

11-2.2 Equivalent Facilitation.

Departures from particular technical and scoping requirements of this code 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.

SECTION 11-3 MISCELLANEOUS INSTRUCTIONS AND DEFINITIONS

11-3.1 Graphic Conventions.

Graphic conventions are shown in Table 1. Dimensions that are not marked minimum or maximum are absolute, unless otherwise indicated in the text or captions.

11-3.2 Dimensional Tolerances.

All dimensions are subject to conventional building industry tolerances for field conditions.

11-3.3 Notes. (*Reserved.*)

11-3.4 General Terminology.

comply with. Meet one or more specifications of the code.

if, if...then. Denotes a specification that applies only when the conditions described are present.

may. Denotes an option or alternative.

shall. Denotes a mandatory specification or requirement.

should. Denotes an advisory specification or recommendation.

11-3.5 Definitions.

Access Aisle. An accessible pedestrian space between elements, such as parking spaces, seating, and desks, that provides clearances appropriate for use of the elements.

Accessible. Describes a site, building, facility, or portion thereof that complies with these guidelines.

Accessible Element. An element specified by these guidelines (for example, telephone, controls, and the like).

Accessible Route. A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor space at fixtures. Exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

Accessible Space. Space that complies with these guidelines.

Adaptability. The ability of certain building spaces and elements, such as kitchen counters, sinks, and grab bars, to be added or altered so as to accommodate the needs of individuals with or without disabilities or to accommodate the needs of persons with different types or degrees of disability.

Addition. An expansion, extension, or increase in the gross floor area of a building or facility.

Administrative Authority. A governmental agency that adopts or enforces regulations and guidelines for the design, construction, or alteration of buildings and facilities.

Alteration. An alteration is a change to a building or facility made by, on behalf of, or for the use of a public accommodation or commercial facility, that affects or could affect the usability of the building or facility or part thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

Area of Rescue Assistance. An area, which has direct access to an exit, where people who are unable to use stairs

may remain temporarily in safety to await further instructions or assistance during emergency evacuation.

Assembly Area. A room or space accommodating a group of individuals for recreational, educational, political, social, or amusement purposes, or for the consumption of food and drink.

Automatic Door. A door equipped with a power-operated mechanism and controls that open and close the door automatically upon receipt of a momentary actuating signal. The switch that begins the automatic cycle may be a photoelectric device, floor mat, or manual switch (see Power-assisted Door).

Building. Any structure used and intended for supporting or sheltering any use or occupancy.

Circulation Path. An exterior or interior way of passage from one place to another for pedestrians, including, but not limited to, walks, hallways, courtyards, stairways, and stair landings.

Clear. Unobstructed.

Clear Floor Space. The minimum unobstructed floor or ground space required to accommodate a single, stationary wheelchair and occupant.

Closed Circuit Telephone. A telephone with dedicated line(s) such as a house phone, courtesy phone or phone that must be used to gain entrance to a facility.

Commerce. Commerce means travel, trade, traffic, commerce, transportation, or communication.

- (1) Among the several states;
- (2) Between any foreign country or any territory or possession and any state; or
- (3) Between points in the same state but through another state or foreign country.

Commercial Facilities. Commercial facilities means facilities—

- (1) Whose operations will affect commerce;
- (2) That are intended for nonresidential use by a private entity; and
- (3) That are not—
 - (a) Facilities that are not covered or expressly exempted from coverage under the Fair Housing Act of 1968, as amended (42 U.S.C. 3601-3631);
 - (b) Aircraft; or
 - (c) Railroad locomotives, railroad freight cars, railroad cabooses, commuter or intercity passenger rail cars (including coaches, dining cars, sleeping cars, lounge cars, and food service cars), and any other railroad cars described in Section 242 of the Act {Americans with Disabilities Act (ADA)} or covered under Title II of the {ADA}, or railroad rights-of-way. For purposes of this definition, "rail" and "railroad" have the meaning given the term "railroad" in Section 202(e) of the Federal Railroad Safety Act of 1970 (45 U.S.C. 431(e)).

Common Use. Refers to those interior and exterior rooms, spaces, or elements that are made available for the use of a restricted group of people (for example, occupants of a homeless shelter, the occupants of an office building, or the guests of such occupants).

Cross Slope. The slope that is perpendicular to the direction of travel (see running slope).

Curb Ramp. A short ramp cutting through a curb or built up to it.

Detectable Warning. A standardized surface feature built in or applied to walking surfaces or other elements to warn visually impaired people of hazards on a circulation path.

Disability. Disability means, with respect to an individual, a physical or mental impairment that substantially limits one or more of the major life activities of such individual; a record of such an impairment; or being regarded as having such an impairment.

- (1) The phrase **physical or mental impairment** means:
 - (a) any physiological disorder or condition, cosmetic disfigurement, or an anatomical loss affecting one or more of the following body systems; neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genitourinary; hemic and lymphatic; skin; and endocrine;
 - (b) any mental or psychological disorder such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities;

(c) The phrase **physical or mental impairment** includes, but is not limited to, such contagious and noncontagious diseases and conditions as orthopedic, visual, speech, and hearing impairments, cerebral palsy, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, specific learning disabilities, HIV disease (whether symptomatic or asymptomatic), tuberculosis, drug addiction, and alcoholism;

(d) The phrase **physical or mental impairment** does not include homosexuality or bisexuality.

(2) The phrase **major life activities** means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.

(3) The phrase **has a record of such an impairment** means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

(4) The phrase **is regarded as having an impairment** means:

(a) Has a physical or mental impairment that does not substantially limit major life activities but that is treated by a private entity as constituting such a limitation;

(b) Has a physical or mental impairment that substantially limits major life activities only as a result of the attitudes of others toward such impairment; or

(c) Has not of the impairments defined in paragraph (1) of this definition but is treated by a private entity as having such an impairment.

(5) The term **disability** does not include:

(a) Transvestism, transsexualism, pedophilia, exhibitionism, voyeurism, gender identity disorders not resulting from physical impairments, or other sexual behavior disorders;

(b) Compulsive gambling, kleptomania, or pyromania; or

(c) Psychoactive substance use disorders resulting from current illegal use of drugs.

Dwelling Unit. A single unit which provides a kitchen or food preparation area, in addition to rooms and spaces for living, bathing, sleeping, and the like. Dwelling units include a single family home or a townhouse used as a transient group home; an apartment building used as a shelter; gue-

strooms in a hotel that provide sleeping accommodations and food preparation areas; and other similar facilities used on a transient basis. For purposes of this code, use of the term "Dwelling Unit" does not imply the unit is used as a residence.

Egress, Means of. A continuous and unobstructed way of exit travel from any point in a building or facility to a public way. A means of egress comprises vertical and horizontal travel and may include intervening room spaces, doorways, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, horizontal exits, courts and yards. An accessible means of egress is one that complies with this code and does not include stairs, steps, or escalators. Areas of rescue assistance or evacuation elevators may be included as part of accessible means of egress.

Element. An architectural or mechanical component of a building, facility, space, or site, e.g., telephone, curb ramp, door, drinking fountain, seating, or water closet.

Entrance. Any access point to a building or portion of a building or facility used for the purpose of entering. An entrance includes the approach walk, the vertical access leading to the entrance platform, the entrance platform itself, vestibules if provided, the entry door(s) or gate(s), and the hardware of the entry door(s) or gate(s).

Facility. All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on a site.

Ground Floor. Any occupiable floor less than one story above or below grade with direct access to grade. A building or facility always has at least one ground floor and may have more than one ground floor as where a split level entrance has been provided or where a building is built into a hillside.

Mezzanine or Mezzanine Floor. That portion of a story which is an intermediate floor level placed within the story and having occupiable space above and below its floor.

Marked Crossing. A crosswalk or other identified path intended for pedestrian use in crossing a vehicular way.

Multifamily Dwelling. Any building containing more than two dwelling units.

Occupiable. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes, or in which occupants are engaged at labor, and which is equipped with means of egress, light, and ventilation.

Operable Part. A part of a piece of equipment or appliance used to insert or withdraw objects, or to activate, deactivate, or adjust the equipment or appliance (for example, coin slot, push-button, handle).

Path of Travel.

- (1) A "path of travel" includes a continuous, unobstructed way of pedestrian passage by means of which the altered area may be approached, entered, and exited, and which connects the altered area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility, and other parts of the facility.
- (2) An accessible path of travel may consist of walks and sidewalks, curb ramps and other interior or exterior pedestrian ramps; clear floor paths through lobbies, corridors, rooms, and other improved areas; parking access aisles; elevators and lifts; or a combination of these elements.
- (3) For the purposes of this part (*Sections 553.501-553.512, Florida Statutes*), the term "path of travel" also includes the restrooms, telephones, and drinking fountains serving the altered area.

Power-assisted Door. A door used for human passage with a mechanism that helps to open the door, or relieves the opening resistance of a door, upon the activation of a switch or a continued force applied to the door itself.

Place of public accommodation. means a facility, operated by a private entity, whose operations affect commerce and fall within at least one of the following categories:

1. **Places of lodging.** An inn, hotel, motel, or other place of lodging, except for an establishment located within a building that contains not more than five rooms for rent or hire and that is actually occupied by the proprietor of the establishment as the residence of the proprietor. Resort condominiums are considered to be public lodging establishments pursuant to Section 509.242, *Florida Statutes*;
2. **Establishments serving food and drink.** A restaurant, bar, or other establishment serving food or drink;
3. **Places of exhibition or entertainment.** A motion picture house, theater, concert hall, stadium, or other place of exhibition or entertainment;
4. **Places of public gathering.** An auditorium, convention center, lecture hall, or other place of public gathering;
5. **Sales or rental establishments.** A bakery, grocery store, clothing store, hardware store, shopping center, or other sales or rental establishment;
6. **Service establishments.** A Laundromat, dry-cleaner, bank, barber shop, beauty shop, travel service, shoe repair service, funeral parlor, gas station, office of an accountant or lawyer, pharmacy, insurance office, professional office of a health care provider, hospital, or other service establishment;

7. **Stations used for specified public transportation.** A terminal, depot, or other station used for specified public transportation;
8. **Places of public display or collection.** A museum, library, gallery, or other place of public display or collection;
9. **Places of recreation.** A park, zoo, amusement park, or other place of recreation;
10. **Places of education.** A nursery, elementary, secondary, undergraduate, or postgraduate private school, or other place of education;
11. **Social service center establishments.** A day care center, senior citizen center, homeless shelter, food bank, adoption agency, or other social service center establishment;
12. **Places of exercise or recreation.** A gymnasium, health spa, bowling alley, golf course, or other place of exercise or recreation;

Primary Function. A "primary function" is a major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to, offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors, and restrooms are not areas containing a primary function.

Alterations to an area containing a primary function:

- (1) Alterations that affect the usability of or access to an area containing a primary function include, but are not limited to:
 - (a) Remodeling merchandise display areas or employee work areas in a department store;
 - (b) Replacing an inaccessible floor surface in the customer service or employee work areas of a bank;
 - (c) Redesigning the assembly line area of a factory; or
 - (d) Installing a computer center in an accounting firm.
- (2) For the purposes of this section, alterations to windows, hardware, controls, electrical outlets, and signage shall not be deemed to be alterations that affect the usability of or access to an area containing a primary function.

Professional Office of a Health Care Provider. A location where a person or entity, regulated by a State to provide professional services related to the physical or mental health of an individual, makes such services available to the public. The facility housing the "professional office of a health care provider" only includes floor levels housing at least one health care provider, or any floor level designed or intended for use by at least one health care provider.

Public Use. Describes interior or exterior rooms or spaces that are made available to the general public. Public use may be provided at a building or facility that is privately or publicly owned.

Ramp. A walking surface which has a running slope greater than 1:20.

Readily Achievable. Readily achievable means easily accomplishable and able to be carried out without much difficulty or expense. In determining whether an action is readily achievable factors to be considered include—

- (1) The nature and cost of the action needed under this part [Sections 553.501-553.512, *Florida Statutes*];
- (2) The overall financial resources of the site or sites involved in the action; the number of persons employed at the site; the effect on expenses and resources; legitimate safety requirements that are necessary for safe operation, including crime prevention measures; or the impact otherwise of the action upon the operation of the site;
- (3) The geographic separateness, and the administrative or fiscal relationship of the site or sites in question to any parent corporation or entity;
- (4) If applicable, the overall financial resources of any parent corporation or entity; the overall size of the parent corporation or entity with respect to the number of its employees; the number, type, and location of its facilities; and
- (5) If applicable, the type of operation or operations of any parent corporation or entity, including the composition, structure, and functions of the workforce of the parent corporation or entity.

Resort Condominium. A resort condominium is any unit or group of units in a condominium, cooperative, or time-share plan which is rented more than three times a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented for periods of less than 30 days or 1 calendar month, whichever is less.

Running Slope. The slope that is parallel to the direction of travel (see cross slope).

Service Entrance. An entrance intended primarily for delivery of goods or services.

Shopping center or shopping mall means

- (1) A building housing five or more sales or rental establishments; or
- (2) A series of buildings on a common site, either under common ownership or common control or developed either as one project or as a series of related projects, housing five or more sales or rental establishments. For purposes of this section, places of public accommodation of the types listed in Paragraph (5) of the definition of "place of public accommodation" in this code are considered sales or rental establishments. The facility housing a "shopping center or shopping mall" only includes floor levels housing at least one sales or rental establishment, or any floor level designed or intended for use by at least one sales or rental establishment.

Signage. Displayed verbal, symbolic, tactile, and pictorial information.

Site. A parcel of land bounded by a property line or a designated portion of a public right-of-way.

Site Improvement. Landscaping, paving for pedestrian and vehicular ways, outdoor lighting, recreational facilities, and the like, added to a site.

Sleeping Accommodations. Rooms in which people sleep; for example, dormitory and hotel or motel guest rooms or suites.

Space. A definable area, e.g., room, toilet room, hall, assembly area, entrance, storage room, alcove, courtyard, or lobby.

Story. That portion of a building included between the upper surface of a floor and upper surface of the floor or roof next above. If such portion of a building does not include occupiable space, it is not considered a story for purposes of this code. There may be more than one floor level within a story as in the case of a mezzanine or mezzanines.

Structural Frame. The structural frame shall be considered to be the columns and the girders, beams, trusses and spandrels having direct connections to the columns and all other members which are essential to the stability of the building as a whole.

Tactile. Describes an object that can be perceived using the sense of touch.

Text Telephone. Machinery or equipment that employs interactive graphic (i.e., typed) communications through the transmission of coded signals across the standard telephone network. Text telephones can include, for example, devices known as TDDs (telecommunication display devices or telecommunication devices for deaf persons) or computers.

Theme Park or Entertainment Complex. (S. 509.0013(9), *Florida Statutes*). Theme park or entertainment complex means a complex comprised of at least 25 contiguous acres owned and controlled by the same business entity and which contains permanent exhibitions and a variety of recreational activities and has a minimum of 1 million visitors annually.

Transient Lodging. A building, facility, or portion thereof, excluding inpatient medical care facilities, that contains one or more dwelling units or sleeping accommodations. Transient lodging may include, but is not limited to, resorts, group homes, hotels, motels, and dormitories.

Vehicular Way. A route intended for vehicular traffic, such as a street, driveway, or parking lot.

Walk. An exterior pathway with a prepared surface intended for pedestrian use, including general pedestrian areas such as plazas and courts.

SECTION 11-4

ACCESSIBLE ELEMENTS AND SPACES: SCOPE AND TECHNICAL REQUIREMENTS

11-4.1 Minimum Requirements.

11-4.1.1 Application.

(1) **General.** This code establishes the minimum standards for the accessibility of buildings and facilities built or altered within the state.

(a) All areas of newly designed or newly constructed buildings and facilities required to be accessible by 11-4.1.2 and 11-4.1.3 and altered portions of existing buildings and facilities required to be accessible by 11-4.1.6 shall comply with this code, 11-4.1 through 11-4.35, unless otherwise provided in this section or as modified in a special application section.

(b) Removal of architectural barriers from buildings, structures, or facilities shall comply with Section 11-4.1.8 of this code unless compliance would render the removal not readily achievable. In no instance shall the removal of an architectural barrier create a significant risk to the health or safety of an individual with a disability or others.

(c) New single-family houses, duplexes, triplexes, condominiums, and townhouses shall comply with Section 11-11 of this code.

(2) **Application Based on Building Use.** Special application Sections 11-5 through 11-12 provide additional requirements for restaurants and cafeterias, medical care facilities, business and mercantile, libraries, accessible transient lodging, transportation facilities, residential buildings and theme park entertainment complexes. When a building or facility contains more than one use covered by a special application section, each portion shall comply with the requirements for that use.

(3) Areas Used Only by Employees as Work Areas.

Areas that are used only as work areas shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the areas. This code does not require that any areas used only as work areas be constructed to permit maneuvering within the work area or be constructed or equipped (i.e., with racks or shelves) to be accessible.

(4) **Temporary Structures.** This code covers temporary buildings or facilities as well as permanent facilities. Temporary buildings and facilities are not of permanent construction but are extensively used or are essential for public use for a period of time. Examples of temporary buildings or facilities covered by this code includes, but are not limited to: reviewing stands, temporary classrooms, bleacher areas, exhibit areas, temporary banking facilities, temporary health screening services, or temporary safe pedestrian passageways around a construction site. Structures, sites and equipment directly associated with the actual processes of construction, such as scaffolding, bridging, materials hoists, or construction trailers are not included.

(5) General Exceptions.

(a) In new construction, a person or entity is not required to meet fully the requirements of this code where that person or entity can demonstrate that it is structurally impracticable to do so. Full compliance will be considered structurally impracticable only in those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features. If full compliance with the requirements of this code is structurally impracticable, a person or entity shall comply with the requirements to the extent it is not structurally impracticable. Any portion of the building or facility which can be made accessible shall comply to the extent that it is not structurally impracticable.

If providing accessibility in conformance with this section to individuals with certain disabilities (e.g., those who use wheelchairs) would be structurally impracticable, accessibility shall nonetheless be ensured to persons with other types of disabilities (e.g., those who use crutches or who have sight, hearing, or mental impairments) in accordance with this section.

(b) Accessibility is not required in non-occupiable spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways, or freight (non-passenger) elevators, and frequented only by service personnel for repair purposes; such spaces include, but are not limited to, elevator pits, elevator penthouses, piping or equipment catwalks.

(c) This edition of the code does not apply to buildings, structures or facilities which were either under construction or under contract for construction on or before October 1, 1997.

11-4.1.2 Accessible Site and Exterior Facilities: New Construction.

This edition of the code does not apply to buildings, structures, or facilities which were either under construction or under contract for construction on October 1, 1997.

Nothing in this code shall be construed to relieve the owner of any building, structure or facility from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the code requires an elevator to be installed in such building, structure or facility, except (1) elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks, and automobile lubrication and maintenance pits and platforms; (2) unoccupiable spaces, such as rooms, enclosed spaces, and storage spaces that are not designed for human occupancy, for public accommodations, or for work areas; and (3) occupiable spaces and rooms that are not open to the public and that house no more than five persons including, but not limited to, equipment control rooms and projection booths. However as provided in Section 553.509, *Florida Statutes*, buildings, structures, and facilities must, at a minimum, comply with the requirements of the Americans with Disabilities Act (ADA) Accessibility Guidelines. Therefore, facilities subject to the ADA may be required to provide vertical access to areas otherwise exempt under 11-4.1.3(5)(3) of this code.

An accessible site shall meet the following minimum requirements:

- (1) At least one accessible route complying with 11-4.3 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.
- (2) At least one accessible route complying with 11-4.3 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
- (3) All objects that protrude from surfaces or posts into circulation paths shall comply with 11-4.4.
- (4) Ground surfaces along accessible routes and in accessible spaces shall comply with 11-4.5.
- (5) **Parking Spaces**

(a) If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area. Such spaces shall be designed and marked for exclusive use of those individuals who have a severe physical disability and have permanent or temporary mobility problems that substantially impair their ability to ambulate and who have been issued either a disabled parking permit under S. 316.1958 or S. 320.0848, *Florida Statutes*, or a license plate under S. 320.084, S. 320.0842, S. 320.0843, or S.320.0845, *Florida Statutes*. The number of accessible parking spaces shall comply with the table below and the following:

Total Parking in Lot Required Minimum Number of Accessible 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% of total
1001 and over	20 plus 1 for each 100 over 1000

(i) One space in the immediate vicinity of a publicly-owned or leased building which houses a governmental entity or a political subdivision, including, but not limited to, state office buildings and courthouses; if no parking for the public is provided on the premises of the building;

(ii) One space for each 150 metered on-street parking spaces provided by state agencies and political subdivisions.

(iii) The number of parking spaces for disabled persons shall be increased on the basis of demonstrated and documented need.

(b) In parking structures, one in every eight accessible spaces, but not less than one, shall be "van accessible" and shall be designed as required by 11-4.6.3. The vertical clearance at such spaces shall comply with 11-4.6.5. All such spaces may be grouped on one level of a parking structure. When such spaces are provided in a parking structure and only one in eight meet the height requirement of 11-4.6.5, they shall be designated as required by 11-4.6.4.

(c) If passenger loading zones are provided, then at least one passenger loading zone shall comply with 11-4.6.6.

(d) At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with 11-4.6 shall be provided in accordance with 11-4.1.2(5)(a) except as follows:

(i) Outpatient units and facilities: 10 percent of the total number of parking spaces provided serving each such outpatient unit or facility;

(ii) Units and facilities that specialize in treatment or services for persons with mobility impairments; 20 percent of the total number of parking spaces provided serving each such unit or facility.

(e) Valet parking: Valet parking facilities shall provide a passenger loading zone complying with 11-4.6.6 located on an accessible route to the entrance of the facility. Paragraphs 5(a), 5(b), and 5(d) of this section do not apply to valet parking facilities.

(f) State agencies and political subdivisions having jurisdiction over street parking, or publicly owned or operated parking facilities are not required to provide a greater right-of-way width than would otherwise be planned under regulations, guidelines, or practices normally applied to new development.

(g) Theme park (see Section 12).

(6) If toilet facilities are provided on a site, then each such public or common use toilet facility shall comply with 11-4.22. If bathing facilities are provided on a site, then each such public or common use bathing facility shall comply with 11-4.23.

For single user portable toilet or bathing units clustered at a single location, at least 5% but no less than one toilet unit or bathing unit complying with 11-4.22 or 11-4.23 shall be installed at each cluster whenever typical inaccessible units are provided. Accessible units shall be identified by the International Symbol of Accessibility.

Exception: Portable toilet units at construction sites used exclusively by construction personnel are not required to comply with 11-4.1.2(6).

(7) **Building Signage.** Signs which designate permanent rooms and spaces shall comply with 11-4.30.1, 11-4.30.4, 11-4.30.5 and 11-4.30.6. Other signs which provide direction to, or information about, functional spaces of the building shall comply with 11-4.30.1, 11-4.30.2, 11-4.30.3, and 11-4.30.5. Elements and spaces of accessible facilities which shall be identified by the International Symbol of Accessibility and which shall comply with 11-4.30.7 are:

(a) Parking spaces designated as reserved for individuals with disabilities;

(b) Accessible passenger loading zones;

(c) Accessible entrances when not all are accessible (inaccessible entrances shall have directional signage to indicate the route to the nearest accessible entrance);

(d) Accessible toilet and bathing facilities when not all are accessible.

11-4.1.3 Accessible Buildings: New Construction.

This edition of the code does not apply to buildings, structures, or facilities which were either under construction or under contract for construction on {or before} October 1, 1997

(1) At least one accessible route complying with 11-4.3 shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility.

(2) All objects that overhang or protrude into circulation paths shall comply with 11-4.4.

(3) Ground and floor surfaces along accessible routes and in accessible rooms and spaces shall comply with 11-4.5.

(4) Interior and exterior stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access shall comply with 11-4.9.

(5) One passenger elevator complying with 11-4.10 shall serve each level, including mezzanines, in all multi-story buildings and facilities unless exempted below. If more than one elevator is provided, each full passenger elevator shall comply with 11-4.10.

Vertical accessibility shall be provided to all levels above and below the occupiable grade level, regardless of whether the code requires an elevator to be installed in such building, structure or facility, except for: (1) elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks, and automobile lubrication and maintenance pits and platforms; (2) unoccupiable spaces, such as rooms, enclosed spaces, and storage spaces that are not designed for human occupancy, for public accommodations, or for work areas; and (3) occupiable spaces and rooms that are not open to the public and that house no more than five persons including, but not limited to, equipment control rooms and projection booths. However, as provided in S. 553.509, Florida Statutes, buildings, structures, and facilities must, at a minimum, comply with the requirements of the Americans with Disabilities Act (ADA) Accessibility Guidelines. "Therefore, facilities subject to the ADA may be required to provide vertical access to areas otherwise exempt under 4.1.3(5)(3), of the code."

Exception 1: Elevators are not required in facilities that are less than three stories or that have less than 3000 square feet per story unless the building is a shopping center, a shopping mall, or the professional office of a health care provider, or another type of facility as determined by the U. S. Attorney General. The elevator exemption set forth in this paragraph does not obviate or limit in any way the obligation to comply with the other accessibility requirements established in Section 11-4.1.3. For example, floors above or below the accessible ground floor must meet the requirements of this section except for elevator service. If toilet or bathing facilities are provided on a level not served by an elevator, then a toilet or bathing facility must be provided on the accessible

ground floor. In new construction if a building or facility is eligible for this exemption but a full passenger elevator is nonetheless planned, that elevator shall meet the requirements of 11-4.10 and shall serve each level in the building. A full passenger elevator that provides service from a garage to only one level of a building or facility is not required to serve other levels.

Exception 2: Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks are exempted from this requirement.

Exception 3: Accessible ramps complying with 11-4.8 may be used in lieu of an elevator.

Exception 4: Platform lifts (wheelchair lifts) complying with 11-4.11 of this code may be used in lieu of an elevator where this section would require an elevator only under the following conditions:

(a) To provide an accessible route to a performing area in an assembly occupancy.

(b) To comply with the wheelchair viewing position line-of-sight and dispersion requirements of 11-4.33.3.

(c) To provide access to incidental occupiable spaces and rooms which are not open to the general public and which house no more than five persons, including but not limited to equipment control rooms and projection booths.

(d) To provide access where existing site constraints or other constraints make use of a ramp or an elevator infeasible.

(6) Windows: (Reserved).

(7) Doors:

(a) At each accessible entrance to a building or facility, at least one door shall comply with 11-4.13.

(b) Within a building or facility, at least one door at each accessible space shall comply with 11-4.13.

(c) Each door that is an element of an accessible route shall comply with 11-4.13.

(d) Each door required by 11-4.3.10, Egress, shall comply with 11-4.13.

(8) In new construction, at a minimum, the requirements in (a) and (b) below shall be satisfied independently:

(a) (i) At least 50% of all public entrances (excluding those in (b) below) must be accessible. At least one must be a ground floor entrance.

Public entrances are any entrances that are not loading or service entrances.

(ii) Accessible entrances must be provided in a number at least equivalent to the number of exits required by the applicable building/fire codes. (This paragraph does not require an increase in the total number of entrances planned for a facility.)

(iii) An accessible entrance must be provided to each tenancy in a facility (for example, individual stores in a strip shopping center).

One entrance may be considered as meeting more than one of the requirements in (a). Where feasible, accessible entrances shall be the entrances used by the majority of people visiting or working in the building.

(b) (i) In addition, if direct access is provided for pedestrians from an enclosed parking garage to the building, at least one direct entrance from the garage to the building must be accessible.

(ii) If access is provided for pedestrians from a pedestrian tunnel or elevated walkway, one entrance to the building from each tunnel or walkway must be accessible.

One entrance may be considered as meeting more than one of the requirements in (b).

Because entrances also serve as emergency exits whose proximity to all parts of buildings and facilities is essential, it is preferable that all entrances be accessible.

(c) If the only entrance to a building, or tenancy in a facility, is a service entrance, that entrance shall be accessible.

(d) Entrances which are not accessible shall have directional signage complying with 11-4.30.1, 11-4.30.2, 11-4.30.3, and 11-4.30.5, which indicates the location of the nearest accessible entrance.

(9) In buildings or facilities, or portions of buildings or facilities, required to be accessible, accessible means of egress shall be provided in the same number as required for exits by local building/life safety regulations. Where a required exit from an occupiable level above or below a level of accessible exit discharge is not accessible, an area of rescue assistance shall be provided on each such level (in a number equal to that of inaccessible required exits). Areas of rescue assistance shall comply with 11-4.3.11. A horizontal exit, meeting the requirements of local building/life safety regulations, shall satisfy the requirement for an area of rescue assistance.

Exception: Areas of rescue assistance are not required in buildings or facilities having a supervised automatic sprinkler system.

(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 11-4.15 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 11-4.15 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, at least 50% of those provided shall comply with 11-4.15 and shall be on an accessible route.

(11) Toilet Facilities: If toilet rooms are provided, then each public and common use toilet room shall comply with 11-4.22. 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 11-4.23. Accessible toilet rooms and bathing facilities shall be on an accessible route.

(12) Storage, Shelving and Display Units:

(a) If fixed or built-in storage facilities such as cabinets, shelves, closets, and drawers are provided in accessible spaces, at least one of each type provided shall contain storage space complying with 11-4.25. Additional storage may be provided outside of the dimensions required by 11-4.25.

(b) Shelves or display units allowing self-service by customers in mercantile occupancies shall be located on an accessible route complying with 11-4.3. Requirements for accessible reach range do not apply.

(13) Controls and operating mechanisms in accessible spaces, along accessible routes, or as parts of accessible elements (for example, light switches and dispenser controls) shall comply with 11-4.27.

(14) If emergency warning systems are provided, then they shall include both audible alarms and visual alarms complying with 11-4.28. Sleeping accommodations required to comply with 11-9.3 shall have an alarm system complying with 11-4.28. Emergency warning systems in medical care facilities may be modified to suit standard health care alarm design practice.

(15) Detectable warnings shall be provided at locations as specified in 11-4.29.

(16) Building Signage:

(a) Signs which designate permanent rooms and spaces shall comply with 11-4.30.1, 11-4.30.4, 11-4.30.5 and 11-4.30.6.

(b) Other signs which provide direction to or information about functional spaces of the building shall comply with 11-4.30.1, 11-4.30.2, 11-4.30.3, and 11-4.30.5.

Exception: Building directories, menus, and all other signs which are temporary are not required to comply.

(17) Public Telephones:

(a) If public pay telephones, public closed circuit telephones, or other public telephones are provided, then they shall comply with 11-4.31.2 through 11-4.31.8 to the extent required by the following table:

Number of each type of telephone provided on each floor	Number of telephones required to comply with 11-4.31.2 through 11-4.31.8 ¹
1 or more single unit	1 per floor
1 bank ²	1 per floor
2 or more banks ²	1 per bank. Accessible unit may be installed as a single unit in proximity (either visible or with signage) to the bank. At least one public telephone per floor shall meet the requirements for a forward reach telephone ³ .

¹ Additional public telephones may be installed at any height. Unless otherwise specified, accessible telephones may be either forward or side reach telephones.

² A bank consists of two or more adjacent public telephones, often installed as a unit.

³ Exception: For exterior installations only, if dial tone first service is available, then a side reach telephone may be installed instead of the required forward reach telephone (i.e., one telephone in proximity to each bank shall comply with 11-4.31).

(b) All telephones required to be accessible and complying with 11-4.31.2 through 11-4.31.8 shall be equipped with a volume control. In addition, 25 percent, but never less than one, of all other public telephones provided shall be equipped with a volume control and shall be dispersed among all types of public telephones, including closed circuit telephones, throughout the building or facility. Signage complying with applicable provisions of 11-4.30.7 shall be provided.

(c) The following shall be provided in accordance with 11-4.31.9:

(i) if a total number of four or more public pay telephones (including both interior and exterior phones) is provided at a site, and at least one is in an interior location, then at least one interior public text telephone shall be provided.

(ii) if an interior public pay telephone is provided in a stadium or arena, in a convention center, in a hotel with a convention center, or in a covered mall, at least one interior public text telephone shall be provided in the facility.

(iii) if a public pay telephone is located in or adjacent to a hospital emergency room, hospital recovery room, or hospital waiting room, one public text telephone shall be provided at each such location.

(d) Where a bank of telephones in the interior of a building consists of three or more public pay telephones, at least one public pay telephone in each such bank shall be equipped with a shelf and outlet in compliance with 11-4.31.9(2).

(18) If fixed or built-in seating or tables (including, but not limited to, study carrels and student laboratory stations), are provided in accessible public or common use areas, at least five percent (5%), but not less than one, of the fixed or built-in seating areas or tables shall comply with 11-4.32. An accessible route shall lead to and through such fixed or built-in seating areas, or tables.

(19) Assembly areas:

(a) All public food service establishments, all establishments licensed under the beverage law for consumption on the premises, and places of assembly with fixed seating shall provide accessible seating or spaces for seating which comply with 11-4.33.2, 11-4.33.3, and 11-4.33.4 and in accordance with the following requirements: For the first 100 seats, accessible and usable spaces shall be provided consistent with the following table:

<u>Capacity of Seating in Assembly Areas</u>	<u>Number of Required Wheelchair Locations</u>
1 to 25	1
26 to 50	2
51 to 100	4

For all remaining fixed seats, there shall be not less than one such accessible and usable space for each 100 fixed seats or fraction thereof.

In addition, one percent, but not less than one, of all fixed seats shall be aisle seats with no armrests on the aisle side, or removable or folding armrests on the aisle side. Each such seat shall be identified by a sign or marker. Signage notifying patrons of the availability of such seats shall be posted at the ticket office. Aisle seats are not required to comply with 11-4.33.4.

(b) This paragraph applies to assembly areas where audible communications are integral to the use of the space (e.g., concert and lecture halls, playhouses and movie theaters, meeting rooms, etc.). Such assembly areas, if (1) they accommodate at least 50 persons, or if they have audio-amplification systems, and (2) they have fixed seating, shall have a permanently installed assistive listening system complying with 11-4.33. For other assembly areas, a permanently installed assistive listening system, or an adequate number of electrical outlets or other supplementary wiring necessary to support a portable assistive listening system shall be provided. The minimum number of receivers to be provided shall be equal to 4 percent of the total number of seats, but in no case less than two. Signage complying with applicable provisions of 11-4.30 shall be installed to notify patrons of the availability of a listening system.

(20) Where automated teller machines are provided, each machine shall comply with the requirements of 11-4.34 except where two or more are provided at a location, then only one must comply.

Exception: Drive-up-only automated teller machines are not required to comply with 11-4.34.2 and 11-4.34.3.

(21) Where dressing and fitting rooms are provided for use by the general public, patients, customers or employees, 5 percent, but never less than one, of dressing rooms for each type of use in each cluster of dressing rooms shall be accessible and shall comply with 11-4.35.

Examples of types of dressing rooms are those serving different genders or distinct and different functions as in different treatment or examination facilities.

11-4.1.4 (Reserved).

11-4.1.5 Accessible Buildings: Additions. Each addition to an existing building or facility shall be regarded as an alteration. Each space or element added to the existing building or facility shall comply with the applicable provisions of 11-4.1.1 to 11-4.1.3, Minimum Requirements (for New Construction) and the applicable technical specifications of 11-4.2 through 11-4.35 and Sections 5 through 10. Each addition that affects or could affect the usability of an area containing a primary function shall comply with 11-4.1.6(2).

11-4.1.6 Accessible Buildings: Alterations.

This edition of the code does not apply to buildings, structures or facilities which were in existence on October 1, 1997, unless:

(i) The building, structure or facility is being converted from residential to nonresidential or mixed use, as defined by local law.

(ii) The proposed alteration or renovation of the building, structure or facility will affect usability or accessibility to a degree which invokes the requirements of S. 303(a) of the Americans with Disabilities Act of 1990, or

(iii) The original construction or any former alteration or renovation of the building, structure or facility was carried out in violation of applicable permitting law.

(1) General. Alterations to existing buildings and facilities shall comply with the following:

(a) No alteration shall be undertaken which decreases or has the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction at the time of alteration.

(b) If existing elements, spaces, or common areas are altered, then each such altered element, space, feature, or area shall comply with the applicable provisions of 11-4.1.1 to 11-4.1.3 Minimum Requirements for New Construction. If the applicable provision for new construction requires that an element, space, or common area be on an accessible route, the altered element, space, or common area is not required to be on an accessible route except as provided in 11-4.1.6(2) (Alterations to an Area Containing a Primary Function).

(c) If alterations of single elements, when considered together, amount to an alteration of a room or space in a building or facility, the entire space shall be made accessible.

(d) No alteration of an existing element, space, or area of a building or facility shall impose a requirement for greater accessibility than that which would be required for new construction. For example, if the elevators and stairs in a building are being altered and the elevators are, in turn, being made accessible, then no accessibility modifications are required to the stairs connecting levels connected by the elevator. If stair modifications to correct unsafe conditions are required by other codes, the modifications shall be done in compliance with these guidelines unless technically infeasible.

(e) At least one interior public text telephone complying with 11-4.31.9 shall be provided if:

(i) Alterations to existing buildings or facilities with less than four exterior or interior public pay telephones would increase the total number to four or more telephones with at least one in an interior location; or

(ii) alterations to one or more exterior or interior public pay telephones occur in an existing building or facility with four or more public telephones with at least one in an interior location.

(f) If an escalator or stair is planned or installed where none existed previously and major structural modifications are necessary for such installation, then a means of vertical access shall be provided that complies with the applicable provisions of 4.7, 4.8, 4.10, or 4.11.

Nothing in this section shall be construed to relieve the owner of any building, structure or facility from the duty to provide vertical accessibility to all levels above and below occupiable grade level, regardless of whether the code requires an elevator to be installed in such building, structure, or facility, except for: (1) elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks, and automobile lubrication and maintenance pits and platforms; (2) unoccupiable spaces, such as rooms, enclosed spaces, and storage spaces that are not designed for human occupancy, for public accommodations, or for work areas; and (3) occupiable spaces and rooms that are not open to the public and that house no more than five persons including, but not limited to, equipment control rooms and projection booths. However, as provided in S. 553.509, *Florida Statutes*, buildings, structures, and facilities must, at a minimum, comply with the requirements of the Americans with Disabilities Act (ADA) Accessibility Guidelines. Therefore, facilities subject to the ADA may be required to provide vertical access to areas otherwise exempt under 11-4.1.3(5)(3), of this code."

(g) In alterations, the requirements of 11-4.1.3(9), 11-4.3.10 and 11-4.3.11 do not apply.

(h) Entrances: If a planned alteration entails alterations to an entrance, and the building has an accessible entrance, the entrance being altered is not required to comply with 11-4.1.3(8), except to the extent required by 11-4.1.6(2). If a particular entrance is not made accessible, appropriate accessible signage indicating the location of the nearest accessible entrance(s) shall be installed at or near the inaccessible entrance, such that a person with disabilities will not be required to retrace the approach route from the inaccessible entrance.

(i) If the alteration work is limited solely to the electrical, mechanical, or plumbing system, or to hazardous material abatement, or automatic sprinkler retrofitting, and does not involve the alteration of any elements or spaces required to be accessible under these guidelines, then 11-4.1.6 (2) does not apply.

(j) **Exception:** In alteration work, if compliance with 11-4.1.6 is technically infeasible, the alteration shall provide accessibility to the maximum extent feasible. Any elements or features of the building or

facility that are being altered and can be made accessible shall be made accessible within the scope of the alteration.

Technically Infeasible: Means, with respect to an alteration of a building or a facility, that it has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member which is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

(k) Exception:

(i) This code does not require the installation of an elevator in an altered facility that is less than three stories or has less than 3,000 square feet per story unless the building is a shopping center, a shopping mall, the professional office of a health care provider, or another type of facility as determined by the U. S. Attorney General.

(ii) The exemption provided in Paragraph (i) does not obviate or limit in any way the obligation to comply with the other accessibility requirements established in this code. For example, alterations to floors above or below the ground floor must be accessible regardless of whether the altered facility has an elevator. If a facility subject to the elevator exemption set forth in Paragraph (i) nonetheless has a full passenger elevator, that elevator shall meet, to the maximum extent feasible, the accessibility requirements of this code.

(iii) Nothing in this section shall be construed to relieve the owner of any building, structure or facility from the duty to provide vertical accessibility to all levels above and below occupiable grade level, regardless of whether the code requires and elevator to be installed in such building, structure, or facility, except for: (1) elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks, and automobile lubrication and maintenance pits and platforms; (2) unoccupiable spaces, such as rooms, enclosed spaces, and storage spaces that are not designed for human occupancy, for public accommodations, or for work areas; and (3) occupiable spaces and rooms that are not open to the public and that house no more than five persons including, but not limited to, equipment control rooms and projection booths. However, as provided in S. 553.509, *Florida Statutes*, buildings, structures, and facilities must, at a minimum, comply with the requirements of the Americans with Disabilities Act (ADA) Accessibility Guidelines. Therefore, facilities subject to the ADA may be required to provide vertical access to areas otherwise exempt under 11-4.1.3(5)(3) of this code.

(ii) The proposed alteration or renovation of the

(1) A facility that is making alterations must comply with this section to the maximum extent feasible. If compliance with parking location requirements is not feasible, the facility may provide parking spaces at alternative locations for persons who have disabilities and provide appropriate signage directing persons who have a disability to alternative parking. The facility may not reduce the required number or dimensions of those spaces, nor may it unnecessarily increase the length of the accessible route from a parking space to the facility. The alteration must not create a significant risk to the health or safety of a person who has a disability or to that of others.

(2) Alterations to an Area Containing a Primary Function:

In addition to the requirements of 11-4.1.6(1), an alteration that affects or could affect the usability of or access to an area containing a primary function shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the altered area and the restrooms, telephones, and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, unless such alterations are disproportionate to the overall alterations in terms of cost and scope.

Alterations made to provide an accessible path of travel to altered areas shall be deemed disproportionate to the overall alteration when the cost exceeds 20 percent of the cost of the alteration to the primary function area.

Duty to provide accessible features in the event of disproportionality.

(1) When the cost of alterations necessary to make the path of travel to the altered area fully accessible is disproportionate to the cost of the overall alteration, the path of travel shall be made accessible to the extent that it can be made accessible without incurring disproportionate costs.

(2) (a) In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access, in the following order:

(i) An accessible entrance;

(ii) An accessible route to the altered area;

(iii) At least one accessible restroom for each sex or a single unisex restroom;

(iv) Accessible telephones;

(v) Accessible drinking fountains; and

(vi) When possible, additional accessible elements such as parking, storage, and alarms.

(b) Series of smaller alterations:

(i) The obligation to provide an accessible path of travel may not be evaded by performing a series of small alterations to the area served by a single path of travel if those alterations could have been performed as a single undertaking.

(ii) If an area containing a primary function has been altered without providing an accessible path of travel to that area, and subsequent alterations of that area, or a different area on the same path of travel, are undertaken within three years of the original alteration, the total cost of alterations to the primary function areas on that path of travel during the preceding three year period shall be considered in determining whether the cost of making that path of travel accessible is disproportionate.

(iii) Only alterations undertaken after January 26, 1992, shall be considered in determining if the cost of providing an accessible path of travel is disproportionate to the overall cost of the alterations.

(3) Special Technical Provisions for Alterations to Existing Buildings and Facilities:

(a) Ramps: Curb ramps and interior or exterior ramps to be constructed on sites or in existing buildings or facilities where space limitations prohibit the use of a 1:12 slope or less may have slopes and rises as follows:

(i) A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches.

(ii) A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches. A slope steeper than 1:8 is not allowed.

(b) Stairs: Full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.

(c) Elevators:

(i) If safety door edges are provided in existing automatic elevators, automatic door reopening devices may be omitted (see 11-4.10.6).

(ii) Where existing shaft configuration or technicality prohibits strict compliance with 11-4.10.9, the minimum car plan dimensions may be reduced by the minimum amount necessary, but in no case shall the inside car area be smaller than 48 in by 48 in.

(iii) Equivalent facilitation may be provided with an elevator car of different dimensions when usability can be demonstrated and when all other elements required to be accessible comply with

the applicable provisions of 11-4.10. For example, an elevator of 47 in by 69 in (1195 mm by 1755 mm) with a door opening on the narrow dimension, could accommodate the standard wheelchair clearances shown in Figure 11-4.

(d) Doors:

(i) Where it is technically infeasible to comply with clear opening width requirements of 11-4.13.5, a projection of $\frac{3}{8}$ in maximum will be permitted for the latch side stop.

(ii) If existing thresholds are $\frac{3}{4}$ in in high or less, and have (or are modified to have) a beveled edge on each side, they may remain.

(e) Toilet Rooms:

(i) Where it is technically infeasible to comply with 11-4.22 or 11-4.23, the installation of at least one unisex toilet/bathroom per floor, located in the same area as existing toilet facilities, will be permitted in lieu of modifying existing toilet facilities to be accessible. Each unisex toilet room shall contain one water closet complying with 11-4.16 and one lavatory complying with 11-4.19, and the door shall have a privacy latch.

(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 (Figure 30(b)) may be provided in lieu of the standard stall.

(iii) When existing toilet or bathing facilities are being altered and are not made accessible, signage complying with 11-4.30.1, 11-4.30.2, 11-4.30.3, 11-4.30.5, and 11-4.30.7 shall be provided indicating the location of the nearest accessible toilet or bathing facility within the facility.

(f) Assembly Areas:

(i) Where it is technically infeasible to disperse accessible seating throughout an altered assembly area, accessible seating areas may be clustered. Each accessible seating area shall have provisions for companion seating and shall be located on an accessible route that also serves as a means of emergency egress.

(ii) Where it is technically infeasible to alter all performing areas to be on an accessible route, at least one of each type of performing area shall be made accessible.

(g) Platform Lifts (Wheelchair Lifts): In alterations, platform lifts (wheelchair lifts) complying with 11-4.11 and applicable to this code shall be

used as part of an accessible route. The use of lifts is not limited to the four conditions in Exception 4 of 11-4.1.3(5).

(h) Dressing Rooms: In alterations where technical infeasibility can be demonstrated, one dressing room for each sex on each level shall be made accessible. Where only unisex dressing rooms are provided, accessible unisex dressing rooms may be used to fulfill this requirement.

11-4.1.7 Accessible Buildings: Historic Preservation.

(1) Applicability.

(a) General Rule. Alterations to a qualified historic building or facility shall comply with 11-4.1.6 Accessible Buildings: Alterations, the applicable technical specifications of 11-4.2 through 11-4.35 and the applicable special application Sections 11-5 through 11-10 unless it is determined in accordance with the procedures in 11-4.1.7(2) that compliance with the requirements for accessible routes (exterior and interior), ramps, entrances, or toilets would threaten or destroy the historic significance of the building or facility in which case the alternative requirements in 11-4.1.7(3) may be used for the feature.

Exceptions: (Reserved)

(b) Definition. A qualified historic building or facility is a building or facility that is:

- (i)** Listed in or eligible for listing in the National Register of Historic Places; or
- (ii)** Designated as historic under an appropriate State or local law.

(2) Procedures.

(a) Alterations to Qualified Historic buildings and Facilities Subject to Section 106 of the National Historic Preservation Act:

(i) Section 106 Process. Section 106 of the National Historic Preservation Act (16 U.S.C. 470 f) requires that a federal agency with jurisdiction over a Federal, federally assisted, or federally licensed undertaking consider the effects of the agency's undertaking on buildings and facilities listed in or eligible for listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment on the undertaking prior to approval of the undertaking.

(ii) ADA Application. Where alterations are undertaken to a qualified historic building or facility that is subject to Section 106 of the National Historic Preservation Act, the Federal agency with jurisdiction over the undertaking shall follow the Section 106 process. If the State

Historic Preservation Officer or Advisory Council on Historic Preservation agrees that compliance with the requirements for accessible routes (exterior and interior), ramps, entrances, or toilets would threaten or destroy the historic significance of the building or facility, the alternative requirements in 11-4.1.7(3) may be used for the feature.

(b) Alterations to Qualified Historic Buildings and Facilities Not Subject to Section 106 of the National Historic Preservation Act.

Where alterations are undertaken to a qualified historic building or facility that is not subject to Section 106 of the National Historic Preservation Act, if the entity undertaking the alterations believes that compliance with the requirements for accessible routes (exterior and interior), ramps, entrances, or toilets would threaten or destroy the historic significance of the building or facility and that the alternative requirements in 11-4.1.7(3) should be used for the feature, the entity should consult with the State Historic Preservation Officer. If the State Historic Preservation Officer agrees that compliance with the accessibility requirements for accessible routes (exterior and interior), ramps, entrances or toilets would threaten or destroy the historical significance of the building or facility, the alternative requirements in 11-4.1.7(3) may be used.

(c) Consultation With Interested Persons. Interested persons should be invited to participate in the consultation process, including State or local accessibility officials, individuals with disabilities, and organizations representing individuals with disabilities.

(d) Certified Local Government Historic Preservation Programs. Where the State Historic Preservation Officer has delegated the consultation responsibility for purposes of this section to a local government historic preservation program that has been certified in accordance with Section 101(c) of the National Historic Preservation Act of 1966 (16 U.S.C. 470a (c)) and implementing regulations (36 CFR 61.5), the responsibility may be carried out by the appropriate local government body or official.

(3) Historic Preservation: Minimum Requirements:

(a) At least one accessible route complying with 11-4.3 from a site access point to an accessible entrance shall be provided.

Exception: A ramp with a slope no greater than 1:6 for a run not to exceed 2 ft (610 mm) may be used as part of an accessible route to an entrance.

(b) At least one accessible entrance complying with 11-4.14 which is used by the public shall be provided.

Exception: If it is determined that no entrance used by the public can comply with 11-4.14, then access at any entrance not used by the general public but open (unlocked) with directional signage at the primary entrance may be used. The accessible entrance shall also have a notification system. Where security is a problem, remote monitoring may be used.

(c) If toilets are provided, then at least one toilet facility complying with 11-4.22 and 11-4.1.6 shall be provided along an accessible route that complies with 11-4.3. Such toilet facility may be unisex in design.

(d) Accessible routes from an accessible entrance to all publicly used spaces on at least the level of the accessible entrance shall be provided. Access shall be provided to all levels of a building or facility in compliance with 11-4.1 whenever practical.

(e) Displays and written information, documents, etc., should be located where they can be seen by a seated person. Exhibits and signage displayed horizontally (e.g., open books), should be no higher than 44 in. (1120 mm) above the floor surface.

11-4.1.8 Accessible Buildings, Structures and Facilities: Architectural Barrier Removal

(1) Removal of architectural barriers, pursuant to 28 C.F.R. Subpart C S. 36.304, from buildings, structures or facilities to which this code applies shall comply with Sections 11-4.1 to 11-4.35 unless compliance would render the removal not readily achievable. In no instance shall the removal of an architectural barrier create a significant risk to the health or safety of an individual with disabilities or others.

(2) Barriers at common or emergency entrances and exits of business establishments conducting business with the general public that are existing, under construction, or under contract for construction which would prevent a person from using such entrances or exits shall be removed.

(3) The removal of architectural barriers from a parking facility in accordance with 28 C.F.R. S. 36.304 or with S. 553.508 *Florida Statutes* must comply with this section unless compliance would cause the barrier removal not to be readily achievable. If compliance would cause the barrier removal not to be readily achievable, a facility may provide parking spaces at alternative locations for persons who have disabilities and provide appropriate signage directing persons who have disabilities to the alternative parking if readily achievable. The facility may not reduce the required number or dimensions of those spaces, nor may it unreasonably increase the length of the accessible route from a parking space to the facility. The removal of an architectural barrier must not create a significant F.R. s. 36.304, from buildings, structures or facilities to

which this code applies shall comply with Sections 11-4.1 to 11-4.35 unless compliance would render the removal not readily achievable. In no instance shall the removal of an architectural barrier create a significant risk to the health or safety of an individual with disabilities or others.

11-4.2 Space Allowance and Reach Ranges.

11-4.2.1 Wheelchair Passage Width. The minimum clear width for single wheelchair passage shall be 32 in. (815 mm) at a point and 36 in. (915 mm) continuously (See Figure 1 and 24(e)).

11-4.2.2 Width for Wheelchair Passing. The minimum width for two wheelchairs to pass is 60 in. (1525 mm) (See Figure 2).

11-4.2.3 Wheelchair Turning Space. The space required for a wheelchair to make a 180-degree turn is a clear space of 60 in. (1525 mm) diameter (See Figure 3(a)) or a T-shaped space (See Figure 3(b)).

11-4.2.4 Clear Floor or Ground Space for Wheelchairs.

11-4.2.4.1 Size and Approach. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 in. by 48 in. (760 mm by 1220 mm) (See Figure 4(a)). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object (See Figure 4(b) and (c)). Clear floor or ground space for wheelchairs may be part of the knee space required under some objects.

11-4.2.4.2 Relationship of Maneuvering Clearance to Wheelchair Spaces. One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin or overlap an accessible route or adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearances shall be provided as shown in Figure 4(d) and (e).

11-4.2.4.3 Surfaces for Wheelchair Spaces. Clear floor or ground spaces for wheelchairs shall comply with 11-4.5.

11-4.2.5 Forward Reach. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 in. (1220 mm). The minimum low forward reach is 15 in. (380 mm) (See Figure 5(a)). If the high forward reach is over an obstruction, reach and clearances shall be as shown in Figure 5(b).

11-4.2.6 Side Reach. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 in. (1370 mm) and the low side reach shall be no less than 9 in. (230 mm) above the floor (Figure 6(a) and (b)). If the side reach is over an obstruction, the reach and clearances shall be as shown in Figure 6(c).

11-4.3 Accessible Route.

11-4.3.1 General. All walks, halls, corridors, aisles, skywalks, tunnels, and other spaces that are part of an accessible route shall comply with 11-4.3.

11-4.3.2 Location.

(1) At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking, and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.

(2) At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.

(3) At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility.

(4) An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

11-4.3.3 Width. The minimum clear width of an accessible route shall be 36 in. (915 mm) except at doors (See 11-4.13.5 and 11-4.13.6). 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 Figure 7(a) and (b).

Exception:

Curb ramps that are a part of a required means of egress shall be not less than 44 inches (1118 mm) wide.

11-4.3.4 Passing Space. If an accessible route has less than 60 in. (1525 mm) clear width, then passing spaces at least 60 in. by 60 in. (1525 mm by 1525 mm) shall be located at reasonable intervals not to exceed 200 ft (61 m). A T-intersection of two corridors or walks is an acceptable passing place.

11-4.3.5 Head Room. Accessible routes shall comply with 11-4.4.2.

11-4.3.6 Surface Textures. The surface of an accessible route shall comply with 11-4.5.

11-4.3.7 Slope. An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 11-4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.

11-4.3.8 Changes in Level. Changes in levels along an accessible route shall comply with 11-4.5.2. If an accessi-

ble route has changes in level greater than 1/2 in (13 mm), then a curb ramp, ramp, elevator, or platform lift (as permitted in 11-4.1.3 and 11-4.1.6) shall be provided that complies with 11-4.7, 11-4.8, 11-4.10, or 11-4.11, respectively. An accessible route does not include stairs, steps, or escalators. See definition of "egress, means of" in 11-3.5 (See Figure 7(c) and (d)).

11-4.3.9 Doors. Doors along an accessible route shall comply with 11-4.13.

11-4.3.10 Egress. Accessible routes serving any accessible space or element shall also serve as a means of egress for emergencies or connect to an accessible area of rescue assistance.

11-4.3.11 Areas of Rescue Assistance.

11-4.3.11.1 Location and Construction

An area of rescue assistance shall be one of the following:

(1) A portion of a stairway landing within a smoke proof enclosure (complying with local requirements).

(2) A portion of an exterior exit balcony located immediately adjacent to an exit stairway when the balcony complies with local requirements for exterior exit balconies. Openings to the interior of the building located within 20 ft (6 m) of the area of rescue assistance shall be protected with fire assemblies having a three-fourths hour fire protection rating.

(3) A portion of a one-hour fire-resistive corridor (complying with local requirements for fire-resistive construction and for openings) located immediately adjacent to an exit enclosure.

(4) A vestibule located immediately adjacent to an exit enclosure and constructed to the same fire-resistive standards as required for corridors and openings.

(5) A portion of a stairway landing within an exit enclosure which is vented to the exterior and is separated from the interior of the building with not less than one-hour fire-resistive doors.

(6) When approved by the appropriate local authority, an area or a room which is separated from other portions of the building by a smoke barrier. Smoke barriers shall have a fire-resistive rating of not less than one hour and shall completely enclose the area or room. Doors in the smoke barrier shall be tight-fitting smoke- and draft-control assemblies having a fire-protection rating of not less than 20 minutes and shall be self-closing or automatic closing. The area or room shall be provided with an exit directly to an exit enclosure. Where the room or area exits into an exit enclosure which is required to be of

more than one-hour fire-resistive construction, the room or area shall have the same fire-resistive construction, including the same opening protection, as required for the adjacent exit enclosure.

(7) An elevator lobby when elevator shafts and adjacent lobbies are pressurized as required for smoke proof enclosures by local regulations and when complying with requirements herein for size, communication, and signage. Such pressurization system shall be activated by smoke detectors on each floor located in a manner approved by the appropriate local authority. Pressurization equipment and its duct work within the building shall be separated from other portions of the building by a minimum two-hour fire-resistive construction.

11-4.3.11.2 Size Each area of rescue assistance shall provide at least two accessible areas each being not less than 30 inches by 48 inches (760 mm by 1220 mm). The area of rescue assistance shall not encroach on any required exit width. The total number of such 30-inch by 48-inch (760 mm by 1220 mm) areas per story shall be not less than one for every 200 persons of calculated occupant load served by the area of rescue assistance.

Exception: The appropriate local authority may reduce the minimum number of 30-inch by 48-inch (760 mm by 1220 mm) areas to one for each area of rescue assistance on floors where the occupant load is less than 200.

11-4.3.11.3 Stairway Width Each stairway adjacent to an area of rescue assistance shall have a minimum clear width of 48 inches between handrails.

11-4.3.11.4 Two-way Communication A method of two-way communication, with both visible and audible signals, shall be provided between each area of rescue assistance and the primary entry. The fire department or appropriate local authority may approve a location other than the primary entry.

11-4.3.11.5 Identification Each area of rescue assistance shall be identified by a sign which states "AREA OF RESCUE ASSISTANCE" and displays the international symbol of accessibility. The sign shall be illuminated when exit sign illumination is required. Signage shall also be installed at all inaccessible exits and where otherwise necessary to clearly indicate the direction to areas of rescue assistance. In each area of rescue assistance, instructions on the use of the area under emergency conditions shall be posted adjoining the two-way communication system.

11-4.4 Protruding Objects.

11-4.4.1 General Objects projecting from walls (for example, telephones) with their leading edges between 27 in. and 80 in. (685 mm and 2030 mm) above the finished

floor shall protrude no more than 4 in. (100 mm) into walks, halls, corridors, passageways, or aisles (See Figure 8(a)). Objects mounted with their leading edges at or below 27 in. (685 mm) above the finished floor may protrude any amount (See Figure 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 Figure 8(c) and (d)). Protruding objects shall not reduce the clear width of an accessible route or maneuvering space (See Figure 8(e)).

11-4.4.2 Head Room. Walks, halls, corridors, passageways, aisles, or other circulation spaces shall have 80 in. (2030 mm) minimum clear head room (See Figure 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 Figure 8(c-1)).

11-4.5 Ground and Floor Surfaces.

11-4.5.1 General. Ground and floor surfaces along accessible routes and in accessible rooms and spaces including floors, walks, ramps, stairs, and curb ramps, shall be stable, firm, slip-resistant, and shall comply with 11-4.5.

11-4.5.2 Changes in Level. Changes in level up to 1/4 in. (6 mm) may be vertical and without edge treatment (See Figure 7(c)). Changes in level between 1/4 in. and 1/2 in. (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (See Figure 7(d)). Changes in level greater than 1/2 in. (13 mm) shall be accomplished by means of a ramp that complies with 11-4.7 or 11-4.8.

11-4.5.3 Carpet. If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad, or backing, or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile thickness shall be 1/2 in. (13 mm) (See Figure 8(f)). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with 11-4.5.2.

11-4.5.4 Gratings. If gratings are located in walking surfaces, then they shall have spaces no greater than 1/2 in. (13 mm) wide in one direction (See Figure 8(g)). If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominant direction of travel (See Figure 8(h)).

11-4.6 Parking and Passenger Loading Zones

11-4.6.1 Minimum Number. Parking spaces required to be accessible by 11-4.1 shall comply with 11-4.6.2 through 11-4.6.5. Passenger loading zones required to be accessible by 11-4.1 shall comply with 11-4.6.5 and 11-4.6.6.

11-4.6.2 Location. Accessible parking spaces serving a particular building shall be located on the shortest safely accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located

on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

(1) 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 vehicles.

(2) If a theme park or entertainment complex (as defined in S. 509.013(9), see definitions) provides parking in several lots or areas from which access to the theme park or entertainment complex is provided, a single lot or area may be designated for parking by persons who have disabilities, if the lot or area is located on the shortest safely accessible route to an accessible entrance to the theme park or entertainment complex or to transportation to such accessible entrance.

(3) On-street parallel parking spaces must be located either at the beginning or end of a block or adjacent to alley entrances.

11-4.6.3 Parking Spaces.

Each parking space must be no less than 12 feet wide. Parking access aisles must be no less than 5 feet wide and must be part of an accessible route to the building or facility entrance. Two accessible spaces may share a common access aisle (See Figure 9(a)). The access aisle shall be striped diagonally to designate it as a no-parking zone. Curb ramps must be located outside of the disabled parking spaces and access aisles.

Exception: If a theme park or entertainment complex in which are provided continuous attendant services for directing individuals to marked accessible parking spaces or designated lots for parking by persons who have disabilities, the park or complex may provide parking spaces that comply with the alternatives specified in Section 12.

Parked vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

Parallel parking spaces must be even with surface slopes, may match the grade of the adjacent travel lane, and must not exceed a cross slope of 1:50, where feasible. Such spaces shall be designed per 11-4.6.2 through 11-4.6.5.

Exception: Access aisles are not required.

Curbs adjacent to such spaces must be of a height that will not interfere with the opening and closing of motor vehicle doors.

11-4.6.4 Signage.

Each accessible parking space must be prominently outlined with blue paint, and must be repainted as necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities and must be posted with a permanent above-grade sign bearing the international symbol of accessibility, meeting the requirements of color and design approved by the Department of Transportation, of 11-4.30.7 and the caption "PARKING BY DISABLED PERMIT ONLY." Such sign erected after October 1, 1996, must indicate the penalty for illegal use of the space.

Van accessible parking spaces located within a parking structure shall have an additional sign "Van-Accessible" mounted below the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.

A theme park or an entertainment complex as defined in Section 509.013(9), *Florida Statutes*, in which accessible parking is located in designated lots or areas, the signage indicating the lot as reserved for accessible parking may be located at the entrances to the lot in lieu of a sign at each parking space.

Exception: Theme parks or entertainment complexes providing alternative parking spaces pursuant to the exception to 11-4.6.3 shall provide the "Van Accessible" sign complying with this section.

11-4.6.5 Vertical Clearance. Provide minimum vertical clearance of 114 inches (2895 mm) at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrance(s) and exit(s). At parking spaces complying with 11-4.1.2(5)(b), provide minimum vertical clearance of 98 inches (2490 mm) at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).

Every nonresidential structure built on or after January 1, 1991, which is designed to use covered or underground parking as the primary available parking space, shall design the covered or underground parking facility to maintain a minimum height for the portion of the street-accessible level of the parking facility directly over van accessible parking spaces and for providing ingress and egress to such parking spaces of at least 98 inches. Signs shall be posted to warn operators of permanent disability-equipped vans that they cannot pass beyond a certain point due to height limitations. If compliance with this minimum height clearance requirement will cause the structure to exceed local height limitations imposed by local zoning, planning, or fire ordinances, or will result in the imposition of any additional requirements of such ordinances, the structure may exceed the height limitation specified in those codes as necessary to comply with the requirements of this section and is exempt from such additional requirements. Structures for which the plans were sealed by an architect prior to January 1, 1991, are exempt from this section.

11-4.6.6 Passenger Loading Zones. Passenger loading zones shall provide an access aisle at least 60 inches (1525 mm) wide and 20 feet (240 in.)(6100 mm) long adjacent and parallel to the vehicle pull-up space (See Figure 10). If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with 11-4.7 shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

11-4.7 CURB RAMPS.

11-4.7.1 Location. Curb ramps complying with 11-4.7 shall be provided wherever an accessible route crosses a curb.

Curb ramps must be located outside of disabled parking spaces and access aisles.

11-4.7.2 Slope. Slopes of curb ramps shall comply with 11-4.8.2. The slope shall be measured as shown in Figure 11-11. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

11-4.7.3 Width. The minimum width of a curb ramp shall be 36 inches (915 mm), exclusive of flared sides.

Exception: Curb ramps that are a part of a required means of egress shall be not less than 44 inches wide.

11-4.7.4 Surface. Surfaces of curb ramps shall comply with 11-4.5.

11-4.7.5 Sides of Curb Ramps.

Curb ramps located where pedestrians must use them and all curb ramps which are not protected by handrails or guard-rails shall have flared sides with a slope not exceeding a ratio of 1:12. Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp (See Figure 12(b)).

11-4.7.6 Built-up Curb Ramps. Built-up curb ramps shall be located so that they do not project into vehicular traffic lanes (See Figure 13).

11-4.7.7 Detectable Warnings. A curb ramp shall have a detectable warning complying with 11-4.29.2. The detectable warning shall extend the full width and depth of the curb ramp.

11-4.7.8 Obstructions. Curb ramps shall be located or protected to prevent their obstruction by parked vehicles.

11-4.7.9 Location at Marked Crossings. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides (See Figure 15).

11-4.7.10 Diagonal Curb Ramps. If diagonal (or corner type) curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48 inch (1220 mm) minimum clear space as shown in Figure 15(c) and (d). If diagonal curb ramps are provided at marked crossings, the 48 inch (1220 mm) clear space shall be within the markings (See Figure 15(c) and (d)). If diagonal curb ramps have flared sides, they shall also have at least a 24 inch (610 mm) long segment of straight curb located on each side of the curb ramp and within the marked crossing (See Figure 15(c)).

11-4.7.11 Islands. Any raised islands in crossings shall be cut through level with the street or have curb ramps at both sides and a level area at least 48 inch (1220 mm) long between the curb ramps in the part of the island intersected by the crossings (See Figure 15(a) and (b)).

11-4.8 Ramps.

11-4.8.1 General. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 11-4.8.

11-4.8.2 Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1 to 12. The maximum rise for any run shall be 30 inches (760 mm) (See Figure 16). Curb ramps and ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as shown as allowed in 11-4.1.6(3)(a) if space limitations prohibit the use of a 1 to 12 slope or less (See 11-4.1.6).

11-4.8.3 Clear Width. The minimum clear width of a ramp shall be 36 inches (915 mm).

Exception: Ramps that are part of a required means of egress shall be not less than 44 inches wide.

11-4.8.4 Landings. Ramps shall have level landings at bottom and top of each ramp and each ramp run. Landings shall have the following features:

(1) The landing shall be at least as wide as the ramp run leading to it.

(2) All landings on ramps shall be not less than 60 inches clear, and the bottom of each ramp shall have not less than 72 inches of straight and level clearance.

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

(4) If a doorway is located at a landing, then the area in front of the doorway shall comply with 11-4.13.6.

11-4.8.5 Handrails. If a ramp run has a rise greater than 6 inches (150 mm) or a horizontal projection greater than 72 inches (1830 mm), then it shall have handrails on both

sides. Handrails are not required on curb ramps or adjacent to seating in assembly areas. Handrails shall comply with 11-4.26 and shall have the following features:

(1) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or dogleg ramps shall always be continuous.

(2) Handrails on ramps which are not continuous shall extend not less than 18 inches beyond the sloped segment at both the top and bottom, and shall be parallel to the floor or ground surface.

(3) The clear space between the handrail and the wall shall be 1½ inches (38 mm).

(4) Gripping surfaces shall be continuous.

(5) Top of handrail gripping surfaces shall be mounted between 34 inches and 38 inches (865 mm and 965 mm) above ramp surfaces.

(6) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.

(7) Handrails shall not rotate within their fittings.

11-4.8.6 Cross Slope and Surfaces. The cross slope of ramp surfaces shall be no greater than 1:50. Ramp surfaces shall comply with 11-4.5.

11-4.8.7 Edge Protection. Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum of 2 inches (50 mm) high (See Figure 17).

11-4.8.8 Outdoor Conditions. Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

11-4.9 Stairs.

11-4.9.1 Minimum Number. Stairs required to be accessible by 11-4.1 shall comply with 11-4.9.

11-4.9.2 Treads and Risers. On any given flight of stairs, all steps shall have uniform riser heights and uniform tread widths. Stair treads shall be no less than 11 inches (280 mm) wide, measured from riser to riser (See Figure 18(a)). Open risers are not permitted.

11-4.9.3 Nosings. The undersides of nosing shall not be abrupt. The radius of curvature at the leading edge of the tread shall be no greater than ½ inch (13 mm). Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal. Nosing shall project no more than 1½ inches (38 mm) (See Figure 18).

11-4.9.4 Handrails. Stairways shall have handrails at both sides of all stairs. Handrails shall comply with 11-4.26 and shall have the following features:

(1) Handrails shall be continuous along both sides of stairs. The inside handrail on switchback or dogleg stairs shall always be continuous (See Figure 19(a) and (b)).

(2) If handrails are not continuous, they shall extend at least 12 inches (305 mm) beyond the top riser and at least 12 inches (305 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 Figure 19(c) and (d)). Handrail extensions shall comply with 11-4.4.

(3) The clear space between handrails and wall shall be 1½ inches (38 mm).

(4) Gripping surfaces shall be uninterrupted by newel posts, other construction elements, or obstructions.

(5) Top of handrail gripping surface shall be mounted between 34 inches and 38 inches (865 mm and 965 mm) above stair nosing.

(6) Ends of handrails shall be either rounded or returned smoothly to floor, wall or post.

(7) Handrails shall not rotate within their fittings.

11-4.9.5 Detectable Warnings at Stairs. (Reserved).

11-4.9.6 Outdoor Conditions. Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces.

11-4.10 ELEVATORS.

11-4.10.1 General. Accessible elevators shall be on an accessible route and shall comply with 11-4.10 and with the ASME A17.1-1990, Safety Code for Elevators and Escalators. Freight elevators shall not be considered as meeting the requirements of this section unless the only elevators provided are used as combination passenger and freight elevators for the public and employees.

11-4.10.2 Automatic Operation. Elevator operation shall be automatic. Each car shall be equipped with a self-leveling feature that will automatically bring the car to floor landings within a tolerance of ½ inch (13 mm) under rated loading to zero loading conditions. This self-leveling feature shall be automatic and independent of the operating device and shall correct the overtravel or undertravel.

11-4.10.3 Hall Call Buttons. Call buttons in elevator lobbies and halls shall be centered at 42 inches (1065 mm)

above the floor. Such call buttons shall have visual signals to indicate when each call is registered and when each call is answered. Call buttons shall be a minimum of 3/4 inch (19 mm) in the smallest dimension. The button designating the up direction shall be on top (See Figure 20). Buttons shall be raised or flush. Objects mounted beneath hall call buttons shall not project into the elevator lobby more than 4 inches (100 mm).

11-4.10.4 Hall Lanterns. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call. Audible signals shall sound once for the up direction and twice for the down direction or shall have verbal annunciators that say "up" or "down." Visible signals shall have the following features:

- (1) Hall lantern fixtures shall be mounted so that their centerline is at least 72 inches (1830 mm) above the lobby floor (See Figure 20).
- (2) Visual elements shall be at least 2 1/2 inches (64 mm) in the smallest dimension.
- (3) Signals shall be visible from the vicinity of the hall call button (See Figure 20). In-car lanterns located in cars, visible from the vicinity of hall call buttons, and conforming to the above requirements, shall be acceptable.

11-4.10.5 Raised and Braille Characters on Hoistway Entrances. All elevator hoist way entrances shall have raised and Braille floor designations provided on both jambs. The centerline of the characters shall be 60 inches (1525 mm) above finish floor. Such characters shall be 2 inches (50 mm) high and shall comply with 11-4.30.4. Permanently applied plates are acceptable if they are permanently fixed to the jambs (See Figure 20).

11-4.10.6 Door Protective and Reopening Device. Elevator doors shall open and close automatically. They shall be provided with a reopening device that will stop and reopen a car door and hoist way door automatically if the door becomes obstructed by an object or person. The device shall be capable of completing these operations without requiring contact for an obstruction passing through the opening at heights of 5 inches and 29 inches (125 mm and 735 mm) above finish floor (See Figure 20). Door reopening devices shall remain effective for at least 20 seconds. After such an interval, doors may close in accordance with the requirements of ASME A17.1-1990.

11-4.10.7 Door and Signal Timing for Hall Calls. The minimum acceptable time from notification that a car is answering a call until the doors of that car start to close shall be calculated from the following equation:

$$T = D/(1.5 \text{ ft/s}) \text{ or } T = D/(445 \text{ mm/s})$$

where T total time (in seconds) and D distance (in feet or millimeters) from a point in the lobby or corridor 60 inches (1525 mm) directly in front of the farthest call button

controlling that car to the centerline of its hoistway door (See Figure 21). For cars with in-car lanterns, T begins when the lantern is visible from the vicinity of hall call buttons and an audible signal is sounded. The minimum acceptable notification time shall be 5 seconds.

11-4.10.8 Door Delay for Car Calls. The minimum time for elevator doors to remain fully open in response to a car call shall be 3 seconds.

11-4.10.9 Floor Plan of Elevator Cars. The floor area of elevator cars shall provide space for wheelchair users to enter the car, maneuver within reach of controls, and exit from the car. Acceptable door opening and inside dimensions shall be as shown in Figure 22. The clearance between the car platform sill and the edge of any hoist way landing shall be no greater than 1 1/4 inches (32 mm).

11-4.10.10 Floor Surfaces. Floor surfaces shall comply with 11-4.5.

11-4.10.11 Illumination Levels. The level of illumination at the car controls, platform, and car threshold and landing sill shall be at least 5 footcandles (53.8 lux).

11-4.10.12 Car Controls. Elevator control panels shall have the following features:

(1) **Buttons.** All control buttons shall be at least 3/4 inch (19 mm) in their smallest dimension. They shall be raised or flush.

(2) **Tactile, Braille, and Visual Control Indicators.** All control buttons shall be designated by Braille and by raised standard alphabet characters for letters, arabic characters for numerals, or standard symbols as shown in Figure 23(a), and as required in ASME A17.1-1990. Raised and Braille characters and symbols shall comply with 11-4.30. The call button for the main entry floor shall be designated by a raised star at the left of the floor designation (See Figure 23(a)). All raised designations for control buttons shall be placed immediately to the left of the button to which they apply. Applied plates, permanently attached, are an acceptable means to provide raised control designations. Floor buttons shall be provided with visual indicators to show when each call is registered. The visual indicators shall be extinguished when each call is answered.

(3) **Height.** All floor buttons shall be no higher than 54 inches (1370 mm) above the finish floor for side approach and 48 inches (1220 mm) for front approach. Emergency controls, including the emergency alarm and emergency stop, shall be grouped at the bottom of the panel and shall have their centerlines no less than 35 inches (890 mm) above the finish floor (See Figure 23(a) and (b)).

(4) **Location.** Controls shall be located on a front wall if cars have center opening doors, and at the side wall or at the front wall next to the door if cars have side opening doors (See Figure 23(c) and (d)).

11-4.10.13 Car Position Indicators. In elevator cars, a visual car position indicator shall be provided above the car control panel or over the door to show the position of the elevator in the hoist way. As the car passes or stops at a floor served by the elevators, the corresponding numerals shall illuminate, and an audible signal shall sound. Numerals shall be a minimum of 1/2 inch (13 mm) high. The audible signal shall be no less than 20 decibels with a frequency no higher than 1500 Hz. An automatic verbal announcement of the floor number at which a car stops or which a car passes may be substituted for the audible signal.

11-4.10.14 Emergency Communications. If provided, emergency two-way communication systems between the elevator and a point outside the hoist way shall comply with ASME A17.1-1990. The highest operable part of a two-way communication system shall be a maximum of 48 inches (1220 mm) from the floor of the car. It shall be identified by a raised symbol and lettering complying with 11-4.30 and located adjacent to the device. If the system uses a handset then the length of the cord from the panel to the handset shall be at least 29 inches (735 mm). If the system is located in a closed compartment the compartment door hardware shall conform to 11-4.27, Controls and Operating Mechanisms. The emergency intercommunication system shall not require voice communication.

11-4.11 Platform Lifts (Wheelchair Lifts).

11-4.11.1 Location. Platform lifts (wheelchair lifts) permitted by 11-4.1 shall comply with the requirements of 11-4.11.

11-4.11.2 Other Requirements. If platform lifts (wheelchair lifts) are used, they shall comply with 11-4.2.4, 11-4.5, 11-4.27, and ASME A17.1 Safety Code for Elevators and Escalators, Section XX, 1990.

11-4.11.3 Entrance. If platform lifts are used then they shall facilitate unassisted entry, operation, and exit from the lift in compliance with 11-4.11.2.

11-4.12 Windows.

11-4.12.1 General. (Reserved).

11-4.12.2 Window Hardware. (Reserved).

11-4.13 DOORS.

11-4.13.1 General.

(1) Doors required to be accessible by 11-4.1 shall comply with the requirements of 11-4.13.

(2) All required doors and walk through openings in buildings excluding single family homes, duplexes, and triplexes not covered by the Americans with Disabilities Act of 1990 or the Fair Housing Act shall have at least 29 inches of clear width. See 11-4.22.2(1) Exception.

11-4.13.2 Revolving Doors and Turnstiles.

(1) Revolving doors or turnstiles shall not be the only means of passage at an accessible entrance or along an accessible route. An accessible gate or door shall be provided adjacent to the turnstile or revolving door and shall be so designed as to facilitate the same use pattern.

(2) Turnstiles shall not be used in occupancies which serve fewer than 100 persons, but turnstiles may be used in occupancies which serve at least 100 persons if there is an unlocked alternate passageway on an accessible route affording not less than 32 inches of clearance, equipped with latching devices in accordance with this code.

11-4.13.3 Gates. Gates, including ticket gates, shall meet all applicable specifications of 11-4.13.

11-4.13.4 Double-Leaf Doorways. If doorways have two independently operated door leaves, then at least one leaf shall meet the specifications in 11-4.13.5 and 11-4.13.6. That leaf shall be an active leaf.

11-4.13.5 Clear Width. Doorways shall have a minimum clear opening of 32 inches (815 mm) with the door open 90 degrees, measured between the face of the door and the opposite stop (See Figure 24(a), (b), (c), and (d)). Openings more than 24 inches (610 mm) in depth shall comply with 11-4.2.1 and 11-4.3.3 (See Figure 24(e)).

Exception: Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20 inches (510 mm) minimum.

11-4.13.6 Maneuvering Clearances at Doors. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Figure 25. The floor or ground area within the required clearances shall be level and clear.

Exception: Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (See dimension "x" in Figure 25) if the door is at least 44 inches (1120 mm) wide.

11-4.13.7 Two Doors in Series. The minimum space between two hinged or pivoted doors in series shall be 48 inches (1220 mm) plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors (See Figure 26(a)).

11-4.13.8 Thresholds at Doorways. Thresholds at doorways shall not exceed $\frac{3}{4}$ inch (19 mm) in height for exterior sliding doors or $\frac{1}{2}$ inch (13 mm) for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1:2 (See 11-4.5.2).

11-4.13.9 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 inches (1220 mm) above finish floor.

11-4.13.10 Door Closers. If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches (75 mm) from the latch, measured to the leading edge of the door.

11-4.13.11 Door Opening Force. The maximum force for pushing or pulling open a door shall be as follows:

(1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.

(2) Other doors.

(a) Exterior hinged doors shall be so designed that such doors can be pushed or pulled open with a force not exceeding 8.5 lbf (37.8N).

(b) Interior hinged doors: 5 lbf (22.2N)

(c) Sliding or folding doors: 5 lbf (22.2N)

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.

11-4.13.12 Automatic Doors and Power-Assisted Doors. If an automatic door is used, then it shall comply with ANSI/BHMA A156.10-1985. Slowly opening, low-powered, automatic doors shall comply with ANSI A156.19-1984. Such doors shall not open to back check faster than 3 seconds and shall require no more than 15 lbf (66.6N) to stop door movement. If a power-assisted door is used, its door-opening force shall comply with 11-4.13.11 and its closing shall conform to the requirements in ANSI A156.19-1984.

11-4.14 Entrances.

11-4.14.1 Minimum Number. Entrances required to be accessible by 11-4.1 shall be part of an accessible route complying with 11-4.3. Such entrances shall be connected by an accessible route to public transportation stops, to

accessible parking and passenger loading zones, and to public streets or sidewalks if available (See 11-4.3.2(1)). They shall also be connected by an accessible route to all accessible spaces or elements within the building or facility.

11-4.14.2 Service Entrances. A service entrance shall not be the sole accessible entrance unless it is the only entrance to a building or facility (for example, in a factory or garage).

11-4.15 Drinking Fountains and Water Coolers

11-4.15.1 Minimum Number. Drinking fountains or water coolers required to be accessible by 11-4.1 shall comply with 11-4.15.

11-4.15.2 Spout Height. Spouts shall be no higher than 36 inches (915 mm), measured from the floor or ground surfaces to the spout outlet (See Figure 27(a)).

11-4.15.3 Spout Location. The spouts of drinking fountains and water coolers shall be at the front of the unit and shall direct the water flow in a trajectory that is parallel or nearly parallel to the front of the unit. The spout shall provide a flow of water at least 4 inches (100 mm) high so as to allow the insertion of a cup or glass under the flow of water. On an accessible drinking fountain with a round or oval bowl, the spout must be positioned so the flow of water is within 3 inches (75 mm) of the front edge of the fountain.

11-4.15.4 Controls. Controls shall comply with 11-4.27.4. Unit controls shall be front mounted or side mounted near the front edge.

11-4.15.5 Clearances.

(1) Wall- and post-mounted cantilevered units shall have a clear knee space between the bottom of the apron and the floor or ground at least 27 inches (685 mm) high, 30 inches (760 mm) wide, and 17 inches to 19 inches (430 mm to 485 mm) deep (See Figure 27(a) and (b)). Such units shall also have a minimum clear floor space 30 inches by 48 inches (760 mm by 1220 mm) to allow a person in a wheelchair to approach the unit facing forward.

(2) Free-standing or built-in units not having a clear space under them shall have a clear floor space at least 30 inches by 48 inches (760 mm by 1220 mm) that allows a person in a wheelchair to make a parallel approach to the unit (See Figure 27(c) and (d)). This clear floor space shall comply with 11-4.2.4.

11-4.16 Water Closets.

11-4.16.1 General. Accessible water closets shall comply with 11-4.16.

11-4.16.2 Clear Floor Space. Clear floor space for water closets not in stalls shall comply with Figure 28. Clear floor space may be arranged to allow either a left-handed or right-handed approach.

11-4.16.3 Height. The height of water closets shall be 17 inches to 19 inches (430 mm to 485mm) measured to the top of the toilet seat (See Figure 29(b)). Seats shall not be sprung to return to a lifted position.

11-4.16.4 Grab Bars. Grab bars for water closets not located in stalls shall comply with 11-4.26 and Figure 29. The grab bar behind the water closet shall be 36 inches (915 mm) minimum.

11-4.16.5 Flush Controls. Flush controls shall be hand operated or automatic and shall comply with 11-4.27.4. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44 inches (1120 mm) above the floor.

11-4.16.6 Dispensers. Toilet paper dispensers shall be installed within reach, as shown in Figure 29(b). Dispensers that control delivery, or that do not permit continuous paper flow, shall not be used.

11-4.17 Toilet Stalls.

11-4.17.1 Location. Accessible toilet stalls shall be on an accessible route and shall meet the requirements of 11-4.17.

11-4.17.2 Water Closets. Water closets in accessible stalls shall comply with 11-4.16.

11-4.17.3 Size and Arrangement. The size and arrangement of the standard toilet stall shall comply with Fig. 30(a), Standard Stall. Standard toilet stalls with a minimum depth of 56 inches (1420 mm) (See Figure 30(a)) shall have wall-mounted water closets. If the depth of a standard toilet stall is increased at least 3 inches (75 mm), then a floor-mounted water closet may be used. Arrangements shown for standard toilet stalls may be reversed to allow either a left- or right-hand approach. Additional stalls shall be provided in conformance with 11-4.22.4

Exception: In instances of alteration work where provision of a standard stall (See Figure 30(a)) is technically infeasible or where plumbing code requirements prevent combining existing stalls to provide space, either alternate stall (See Figure 30(b)) may be provided in lieu of the standard stall.

Exception: New Construction

(1) The standard accessible restroom stall shall 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 Figure 30(a) and 30(e)) 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.

11-4.17.4 Toe Clearances. In standard stalls, the front partition and at least one side partition shall provide a toe clearance of at least 9 inches (230 mm) above the floor. If the depth of the stall is greater than 60 inches (1525 mm), then the toe clearance is not required.

11-4.17.5 Doors.

Toilet stall doors, including door hardware, shall comply with 11-4.13. The doors shall be self closing. If toilet stall approach is from 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 inches (1065 mm) (see Figure 30). Doors shall not swing into the clear floor space of any fixture.

11-4.17.6 Grab Bars. Grab bars complying with the length and positioning shown in Figure 30(a), (b), (c), and (d) shall be provided. Grab bars may be mounted with any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with 11-4.26.

11-4.18 Urinals.

11-4.18.1 General. Accessible urinals shall comply with 11-4.18.

11-4.18.2 Height. Urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17 inches (430 mm) above the finish floor.

11-4.18.3 Clear Floor Space. A clear floor space 30 inches by 48 inches (760 mm by 1220 mm) shall be provided in front of urinals to allow forward approach. This clear space shall adjoin or overlap an accessible route and shall comply with 11-4.2.4. Urinal shields that do not extend beyond the front edge of the urinal rim may be provided with 29 inches (735 mm) clearance between them.

11-4.18.4 Flush Controls. Flush controls shall be hand operated or automatic, and shall comply with 11-4.27.4, and shall be mounted no more than 44 inches (1120 mm) above the finish floor.

11-4.19 Lavatories and Mirrors.

11-4.19.1 General. The requirements of 11-4.19 shall apply to lavatory fixtures, vanities, and built-in lavatories.

11-4.19.2 Height and Clearances. Lavatories shall be mounted with the rim or counter surface no higher than 34 inches (865 mm) above the finish floor. Provide a clearance of at least 29 inches (735 mm) above the finish floor to the bottom of the apron. Knee and toe clearance shall comply with Figure 31.

11-4.19.3 Clear Floor Space. A clear floor space 30 inches by 48 inches (760 mm by 1220 mm) complying with 11-4.2.4 shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a

maximum of 19 inches (485 mm) underneath the lavatory (See Figure 32).

11-4.19.4 Exposed Pipes and Surfaces. Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.

11-4.19.5 Faucets. Faucets shall comply with 11-4.27.4. Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. If self-closing valves are used the faucet shall remain open for at least 10 seconds.

11-4.19.6 Mirrors. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40 inches (1015 mm) above the finish floor (See Figure 31).

11-4.20 Bathtubs.

11-4.20.1 General. Accessible bathtubs shall comply with 11-4.20.

11-4.20.2 Floor Space. Clear floor space in front of bathtubs shall be as shown in Figure 33.

11-4.20.3 Seat. An in-tub seat or a seat at the head end of the tub shall be provided as shown in Figure 33 and 34. The structural strength of seats and their attachments shall comply with 11-4.26.3. Seats shall be mounted securely and shall not slip during use.

11-4.20.4 Grab Bars. Grab bars complying with 11-4.26 shall be provided as shown in Figure 33 and 34.

11-4.20.5 Controls. Faucets and other controls complying with 11-4.27.4 shall be located as shown in Figure 34.

11-4.20.6 Shower Unit. A shower spray unit with a hose at least 60 inches (1525 mm) long that can be used both as a fixed shower head and as a hand-held shower shall be provided.

11-4.20.7 Bathtub Enclosures. If provided, enclosures for bathtubs shall not obstruct controls or transfer from wheelchairs onto bathtub seats or into tubs. Enclosures on bathtubs shall not have tracks mounted on their rims.

11-4.21 Shower Stalls.

11-4.21.1 General. Accessible shower stalls shall comply with 11-4.21.

11-4.21.2 Size and Clearances. Except as specified in 11-9.1.2, shower stall size and clear floor space shall comply with Fig. 35(a) or (b). The shower stall in Figure 35(a) shall be 36 inches by 36 inches (915 mm by 915 mm). Shower stalls required by 11-9.1.2 shall comply with Figure 57(a) or (b). The shower stall in Figure 35(b) will fit into the space required for a bathtub.

11-4.21.3 Seat. A seat shall be provided in shower stalls 36 inches by 36 inches (915 mm by 915 mm) and shall be as shown in Figure 36. The seat shall be mounted 17 inches to 19 inches (430 mm to 485 mm) from the bathroom floor and shall extend the full depth of the stall. In a 36 inch by 36 inch (915 mm by 915 mm) shower stall, the seat shall be on the wall opposite the controls. Where a fixed seat is provided in a 30 inch by 60 inch minimum (760 mm by 1525 mm) shower stall, it shall be a folding type and shall be mounted on the wall adjacent to the controls as shown in Figure 57. The structural strength of seats and their attachments shall comply with 11-4.26.3.

11-4.21.4 Grab Bars. Grab bars complying with 11-4.26 shall be provided as shown in Figure 37.

11-4.21.5 Controls. Faucets and other controls complying with 11-4.27.4 shall be located as shown in Figure 37. In shower stalls 36 inches by 36 inches (915 mm by 915 mm), all controls, faucets, and the shower unit shall be mounted on the side wall opposite the seat.

11-4.21.6 Shower Unit. A shower spray unit with a hose at least 60 inches (1525 mm) long that can be used both as a fixed shower head and as a hand-held shower shall be provided.

Exception: In unmonitored facilities where vandalism is a consideration, a fixed shower head mounted at 48 inches (1220 mm) above the shower floor may be used in lieu of a hand-held shower head.

11-4.21.7 Curbs. If provided, curbs in shower stalls 36 inches by 36 inches (915 mm by 915 mm) shall be no higher than 1/2 inch (13 mm). Shower stalls that are 30 inches by 60 inches (760 mm by 1525 mm) minimum shall not have curbs.

11-4.21.8 Shower Enclosures. If provided, enclosures for shower stalls shall not obstruct controls or obstruct transfer from wheelchairs onto shower seats.

11-4.22 Toilet Rooms.

11-4.22.1 Minimum Number. Toilet facilities required to be accessible by 11-4.1 shall comply with 11-4.22. Accessible toilet rooms shall be on an accessible route.

11-4.22.2 Doors.

(1) All doors to accessible toilet rooms shall comply with 11-4.13. Doors shall not swing into the clear floor space required for any fixture.

Exception: All new single-family houses, duplexes, triplexes, condominiums, and townhouses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29 inch clear opening. However, if only a toilet room is provided at grade level, such toilet room shall have a clear opening of not less than 29 inches.

11-4.22.3 Clear Floor Space. The accessible fixtures and controls required in 11-4.22.4, 11-4.22.5, 11-4.22.6, and 11-4.22.7 shall be on an accessible route. An unobstructed turning space complying with 11-4.2.3 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.

11-4.22.4 Water Closets. If toilet stalls are provided, then at least one shall be a standard toilet stall complying with 11-4.17; where 6 or more stalls are provided, in addition to the stall complying with 11-4.17.3, at least one stall 36 in (915 mm) wide with an outward swinging, self-closing door and parallel grab bars complying with Figure 30(d) and 11-4.26 shall be provided. Water closets in such stalls shall comply with 11-4.16. If water closets are not in stalls, then at least one shall comply with 11-4.16.

11-4.22.5 Urinals. If urinals are provided, then at least one shall comply with 11-4.18.

11-4.22.6 Lavatories and Mirrors. If lavatories and mirrors are provided, then at least one of each shall comply with 11-4.19.

11-4.22.7 Controls and Dispensers. If controls, dispensers, receptacles, or other equipment are provided, then at least one of each shall be on an accessible route and shall comply with 11-4.27.

11-4.23 Bathrooms, Bathing Facilities, and Shower Rooms.

11-4.23.1 Minimum Number. Bathrooms, bathing facilities, or shower rooms required to be accessible by 11-4.1 shall comply with 11-4.23 and shall be on an accessible route.

11-4.23.2 Doors. Doors to accessible bathrooms shall comply with 11-4.13. Doors shall not swing into the floor space required for any fixture.

Exception: All new single-family houses, duplexes, triplexes, condominiums, and townhouses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29 inch clear opening. However, if only a toilet room is provided at grade level, such toilet room shall have a clear opening of not less than 29 inches.

11-4.23.3 Clear Floor Space. The accessible fixtures and controls required in 11-4.23.4, 11-4.23.5, 11-4.23.6, 11-4.23.7, 11-4.23.8, and 11-4.23.9 shall be on an accessible route. An unobstructed turning space complying with 11-4.2.3 shall be provided within an accessible bathroom. The clear floor spaces at fixtures and controls, the accessible route, and the turning space may overlap.

11-4.23.4 Water Closets. If toilet stalls are provided, then at least one shall be a standard toilet stall complying

with 11-4.17; where 6 or more stalls are provided, in addition to the stall complying with 11-4.17.3, at least one stall 36 in (915 mm) wide with an outward swinging, self-closing door and parallel grab bars complying with Figure 30(d) and 11-4.26 shall be provided. Water closets in such stalls shall comply with 11-4.16. If water closets are not in stalls, then at least one shall comply with 11-4.16.

11-4.23.5 Urinals. If urinals are provided, then at least one shall comply with 11-4.18.

11-4.23.6 Lavatories and Mirrors. If lavatories and mirrors are provided, then at least one of each shall comply with 11-4.19.

11-4.23.7 Controls and Dispensers. If controls, dispensers, receptacles, or other equipment are provided, then at least one of each shall be on an accessible route and shall comply with 11-4.27.

11-4.23.8 Bathing and Shower Facilities. If tubs or showers are provided, then at least one accessible tub that complies with 11-4.20 or at least one accessible shower that complies with 11-4.21 shall be provided.

11-4.23.9 Medicine Cabinets. If medicine cabinets are provided, at least one shall be located with a usable shelf no higher than 44 in (1120 mm) above the floor space. The floor space shall comply with 11-4.2.4.

11-4.24 Sinks.

11-4.24.1 General. Sinks required to be accessible by 11-4.1 shall comply with 11-4.24.

11-4.24.2 Height. Sinks shall be mounted with the counter or rim no higher than 34 in. (865 mm) above the finish floor.

11-4.24.3 Knee Clearance. Knee clearance that is at least 27 in. (685 mm) high, 30 in. (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks.

11-4.24.4 Depth. Each sink shall be a maximum of 6½ in (165 mm) deep.

11-4.24.5 Clear Floor Space. A clear floor space at least 30 in. by 48 in. (760 mm by 1220 mm) complying with 11-4.2.4 shall be provided in front of a sink to allow forward approach. The clear floor space shall be on an accessible route and shall extend a maximum of 19 in. (485 mm) underneath the sink (See Figure 32).

11-4.24.6 Exposed Pipes and Surfaces. Hot water and drain pipes exposed under sinks shall be insulated or otherwise configured so as to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

11-4.24.7 Faucets. Faucets shall comply with 11-4.27.4. Lever-operated, push-type, touch-type, or electronically controlled mechanisms are acceptable designs.

11-4.25 Storage.

11-4.25.1 General. Fixed storage facilities such as cabinets, shelves, closets, and drawers required to be accessible by 11-4.1 shall comply with 11-4.25.

11-4.25.2 Clear Floor Space. A clear floor space at least 30 in. by 48 in. (760 mm by 1220 mm) complying with 11-4.2.4 that allows either a forward or parallel approach by a person using a wheelchair shall be provided at accessible storage facilities.

11-4.25.3 Height. Accessible storage spaces shall be within at least one of the reach ranges specified in 11-4.2.5 and 11-4.2.6 (See Figure 5 and Figure 6). Clothes rods or shelves shall be a maximum of 54 in (1370 mm) above the finish floor for a side approach. Where the distance from the wheelchair to the clothes rod or shelf exceeds 10 in. (255 mm) (as in closets without accessible doors) the height and depth to the rod or shelf shall comply with Figure 38(a) and Figure 38(b).

11-4.25.4 Hardware. Hardware for accessible storage facilities shall comply with 11-4.27.4. Touch latches and U-shaped pulls are acceptable.

11-4.26 Handrails, Grab Bars, and Tub and Shower Seats.

11-4.26.1 General. All handrails, grab bars, and tub and shower seats required to be accessible by 11-4.1, 11-4.8, 11-4.9, 11-4.16, 11-4.17, 11-4.20 or 11-4.21 shall comply with 11-4.26.

11-4.26.2 Size and Spacing of Grab Bars and Handrails. The diameter or width of the gripping surfaces of a handrail or grab bar shall be 1¼ in. to 1½ in. (32 mm to 38 mm), or the shape shall provide an equivalent gripping surface. If handrails or grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1½ in. (38 mm) (See Figure 39(a), (b), (c), and (e)). Handrails may be located in a recess if the recess is a maximum of 3 in. (75 mm) deep and extends at least 18 in (455 mm) above the top of the rail (See Figure 39(d)).

11-4.26.3 Structural Strength. The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following specification:

(1) Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbf (1112N) shall be less than the allowable stress for the material of the grab bar or seat.

(2) Shear stress induced in a grab bar or seat by the application of 250 lbf (1112N) shall be less than the allowable shear stress for the material of the grab bar or seat. If the connection between the grab bar or seat and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress.

(3) Shear force induced in a fastener or mounting device from the application of 250 lbf (1112N) shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.

(4) Tensile force induced in a fastener by a direct tension force of 250 lbf (1112N) plus the maximum moment from the application of 250 lbf (1112N) shall be less than the allowable withdrawal load between the fastener and the supporting structure.

(5) Grab bars shall not rotate within their fittings.

11-4.26.4 Eliminating Hazards. A handrail or grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements. Edges shall have a minimum radius of ⅛ in. (3.2 mm).

11-4.27 Controls and Operating Mechanisms.

11-4.27.1 General. Controls and operating mechanisms required to be accessible by 11-4.1 shall comply with 11-4.27.

11-4.27.2 Clear Floor Space. Clear floor space complying with 11-4.2.4 that allows a forward or a parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment.

11-4.27.3 Height. The highest operable part of controls, dispensers, receptacles, and other operable equipment shall be placed within at least one of the reach ranges specified in 11-4.2.5 and 11-4.2.6. Electrical and communications system receptacles on walls shall be mounted no less than 15 in (380 mm) above the floor.

Exception: These requirements do not apply where the use of special equipment dictates otherwise or where electrical and communications systems receptacles are not normally intended for use by building occupants.

11-4.27.4 Operation. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N).

11-4.28 Alarms

11-4.28.1 General. Alarm systems required to be accessible by 11-4.1 shall comply with 11-4.28. 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.

11-4.28.2 Audible Alarms. If provided, audible emergency alarms shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by at least 15 dbA or exceeds any maximum sound level with a

duration of 60 seconds by 5 dbA, whichever is louder. Sound levels for alarm signals shall not exceed 120 dbA.

11-4.28.3 Visual Alarms. Visual alarm signal appliances shall be integrated into the building or facility alarm system. If single station audible alarms are provided then single station visual alarm signals shall be provided. Visual alarm signals shall have the following minimum photometric and location features:

- (1) The lamp shall be a xenon strobe type or equivalent.
- (2) The color shall be clear or nominal white (i.e., unfiltered or clear filtered white light).
- (3) The maximum pulse duration shall be two-tenths of one second (0.2 sec) with a maximum duty cycle of 40 percent. The pulse duration is defined as the time interval between initial and final points of 10 percent of maximum signal.
- (4) The intensity shall be a minimum of 75 candela.
- (5) The flash rate shall be a minimum of 1 Hz and a maximum of 3 Hz.
- (6) The appliance shall be placed 80 in (2030 mm) above the highest floor level within the space or 6 in (152 mm) below the ceiling, whichever is lower.
- (7) In general, no place in any room or space required to have a visual signal appliance shall be more than 50 ft (15 m) from the signal (in the horizontal plane). In large rooms and spaces exceeding 100 ft (30 m) across, without obstructions 6 ft (2 m) above the finish floor, such as auditoriums, devices may be placed around the perimeter, spaced a maximum 100 ft (30 m) apart, in lieu of suspending appliances from the ceiling.
- (8) No place in common corridors or hallways in which visual alarm signaling appliances are required shall be more than 50 ft (15 m) from the signal.

11-4.28.4 Auxiliary Alarms. Units and sleeping accommodations shall have a visual alarm connected to the building emergency alarm system or shall have a standard 110-volt electrical receptacle into which such an alarm can be connected and a means by which a signal from the building emergency alarm system can trigger such an auxiliary alarm. When visual alarms are in place the signal shall be visible in all areas of the unit or room. Instructions for use of the auxiliary alarm or receptacle shall be provided.

11-4.29 Detectable Warnings.

11-4.29.1 General. Detectable warnings required by 11-4.1 and 11-4.7 shall comply with 11-4.29.

11-4.29.2 Detectable Warnings on Walking Surfaces.

(1) All detectable warning surfaces required by the code shall be governed by the requirements of American National Standards Institute A117.1-1986.

(2) Detectable warning textures on walking surfaces shall consist of exposed aggregate concrete, cushioned surfaces made of rubber or plastic, raised strips, or grooves. Textures shall contrast with that of the surrounding surface. Raised strips or grooves shall comply with Figure 40(a) and (b). Grooves may be used indoors only.

11-4.29.3 Detectable Warnings on Doors To Hazardous Areas. (Reserved).

11-4.29.4 Detectable Warnings at Stairs. (Reserved).

11-4.29.5 Detectable Warnings at Hazardous Vehicular Areas. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36 in. (915 mm) wide, complying with 11-4.29.2.

11-4.29.6 Detectable Warnings at Reflecting Pools. The edges of reflecting pools shall be protected by railings, walls, curbs, or detectable warnings complying with 11-4.29.2.

11-4.29.7 Standardization. (Reserved).

11-4.30 Signage.

11-4.30.1 General. Signage required to be accessible by 11-4.1 shall comply with the applicable provisions of 11-4.30.

11-4.30.2 Character Proportion. Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke-width-to-height ratio between 1:5 and 1:10.

11-4.30.3 Character Height. Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum height is measured using an upper case X. Lower case characters are permitted.

<u>Height Above Finished Floor</u>	<u>Minimum Character Height</u>
Suspended or Projected Overhead in compliance with 11-4.4.2	3 in (75 mm) minimum

11-4.30.4 Raised and Brailled Characters and Pictorial Symbol Signs (Pictograms). Letters and numerals shall be raised $\frac{1}{32}$ in., upper case, sans serif or

simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least $\frac{5}{8}$ in. (16 mm) high, but no higher than 2 in. (50 mm). Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be 6 in. (152 mm) minimum in height.

11-4.30.5 Finish and Contrast. The characters and background of signs shall be eggshell, matte, or other non-glare finish. Characters and symbols shall contrast with their background—either light characters on a dark background or dark characters on a light background.

11-4.30.6 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.

11-4.30.7 Symbols of Accessibility.

(1) Facilities and elements required to be identified as accessible by 11-4.1 shall use the international symbol of accessibility. The symbol shall be displayed as shown in Figure 43(a) and (b).

(2) **Volume Control Telephones.** Telephones required to have a volume control by 11-4.1.3(17)(b) shall be identified by a sign containing a depiction of a telephone handset with radiating sound waves.

(3) **Text Telephones.** Text telephones required by 11-4.1.3(17)(c) shall be identified by the international TDD symbol (Figure 43(c)). In addition, if a facility has a public text telephone, directional signage indicating the location of the nearest text telephone shall be placed adjacent to all banks of telephones which do not contain a text telephone. Such directional signage shall include the international TDD symbol. If a facility has no banks of telephones, the directional signage shall be provided at the entrance (e.g., in a building directory).

(4) **Assistive Listening Systems.** In assembly areas where permanently installed assistive listening systems are required by 11-4.1.3(19)(b) the availability of such systems shall be identified with signage that includes the international symbol of access for hearing loss (Figure 43(d)).

11-4.30.8 Illumination Levels. (Reserved).

11-4.31 Telephones.

11-4.31.1 General. Public telephones required to be accessible by 11-4.1 shall comply with 11-4.31.

11-4.31.2 Clear Floor or Ground Space. A clear floor or ground space at least 30 in by 48 in (760 mm by 1220 mm) that allows either a forward or parallel approach by a person using a wheelchair shall be provided at telephones (See Figure 44). The clear floor or ground space shall comply with 11-4.2.4. Bases, enclosures, and fixed seats shall not impede approaches to telephones by people who use wheelchairs.

11-4.31.3 Mounting Height. The highest operable part of the telephone shall be within the reach ranges specified in 11-4.2.5 or 11-4.2.6.

11-4.31.4 Protruding Objects. Telephones shall comply with 11-4.4.

11-4.31.5 Hearing Aid Compatible and Volume Control Telephones Required by 11-4.1.

(1) Telephones shall be hearing aid compatible.

(2) Volume controls, capable of a minimum of 12 dbA and a maximum of 18 dbA above normal, shall be provided in accordance with 11-4.1.3. If an automatic reset is provided then 18 dbA may be exceeded.

11-4.31.6 Controls. Telephones shall have pushbutton controls where service for such equipment is available.

11-4.31.7 Telephone Books. Telephone books, if provided, shall be located in a position that complies with the reach ranges specified in 11-4.2.5 and 11-4.2.6.

11-4.31.8 Cord Length. The cord from the telephone to the handset shall be at least 29 in. (735 mm) long.

11-4.31.9 Text Telephones Required by 11-4.1.

(1) Text telephones used with a pay telephone shall be permanently affixed within, or adjacent to, the telephone enclosure. If an acoustic coupler is used, the telephone cord shall be sufficiently long to allow connection of the text telephone and the telephone receiver.

(2) Pay telephones designed to accommodate a portable text telephone shall be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure. The telephone handset shall be capable of being placed flush on the surface of the shelf. The shelf shall be capable of accommodating a text telephone and shall have 6 in. (152 mm) minimum vertical clearance in the area where the text telephone is to be placed.

(3) Equivalent facilitation may be provided. For example, a portable text telephone may be made available in a hotel at the registration desk if it is available on a 24-hour basis for use with nearby public pay telephones. In this instance, at least one pay telephone shall comply with Paragraph 2 of this section. In addition, if an

acoustic coupler is used, the telephone handset cord shall be sufficiently long so as to allow connection of the text telephone and the telephone receiver. Directional signage shall be provided and shall comply with 11-4.30.7.

11-4.32 Fixed or Built-in Seating and Tables.

11-4.32.1 Minimum Number. Fixed or built-in seating or tables required to be accessible by 11-4.1 shall comply with 11-4.32.

11-4.32.2 Seating. If seating spaces for people in wheelchairs are provided at fixed tables or counters, clear floor space complying with 11-4.2.4 shall be provided. Such clear floor space shall not overlap knee space by more than 19 in. (485 mm) (See Figure 45).

All fixed seating in public food service establishments, in establishments licensed under the Beverage Law for consumption on the premises, and in all other facilities governed by reference 11-4.1 shall be designed and constructed in accordance with the following requirements:

(1) All aisles adjacent to fixed seating shall provide clear floor space for wheelchairs.

(2) Where there are open positions along both sides of such aisles, the aisles shall be not less than 52 inches wide.

11-4.32.3 Knee Clearances. If seating for people in wheelchairs is provided at tables or counters, knee spaces at least 27 in. (685 mm) high, 30 in. (760 mm) wide, and 19 in. (485 mm) deep shall be provided (See Figure 45).

11-4.32.4 Height of Tables or Counters. The tops of accessible tables and counters shall be from 28 in. to 34 in. (710 mm to 865 mm) above the finish floor or ground.

11-4.33 Assembly Areas.

11-4.33.1 Minimum Number.

All public food service establishments, all establishments licensed under the Beverage Law for consumption on the premises, and assembly and associated areas required to be accessible by 11-4.1 shall comply with 11-4.33.

11-4.33.2 Size of Wheelchair Locations. Each wheelchair location shall provide minimum clear ground or floor spaces as shown in Figure 46.

11-4.33.3 Placement of Wheelchair Locations. Wheelchair areas shall be an integral part of any fixed seating plan and shall be provided so as to provide people with physical disabilities a choice of admission prices and lines of sight comparable to those for members of the general public. They shall adjoin an accessible route that also serves as a means of egress in case of emergency. At least

one companion fixed seat shall be provided next to each wheelchair seating area. When the seating capacity exceeds 300, wheelchair spaces shall be provided in more than one location. Readily removable seats may be installed in wheelchair spaces when the spaces are not required to accommodate wheelchair users.

Exception: Accessible viewing positions may be clustered for bleachers, balconies, and other areas having sight lines that require slopes of greater than 5 percent. Equivalent accessible viewing positions may be located on levels having accessible egress.

11-4.33.4 Surfaces. The ground or floor at wheelchair locations shall be level and shall comply with 11-4.5.

11-4.33.5 Access to Performing Areas. An accessible route shall connect wheelchair seating locations with performing areas, including stages, arena floors, dressing rooms, locker rooms, and other spaces used by performers.

11-4.33.6 Placement of Listening Systems. If the listening system provided serves individual fixed seats, then such seats shall be located within a 50 ft (15 m) viewing distance of the stage or playing area and shall have a complete view of the stage or playing area.

11-4.33.7 Types of Listening Systems. Assistive listening systems (ALS) are intended to augment standard public address and audio systems by providing signals which can be received directly by persons with special receivers or their own hearing aids and which eliminate or filter background noise. The type of assistive listening system appropriate for a particular application depends on the characteristics of the setting, the nature of the program, and the intended audience. Magnetic induction loops, infra-red and radio frequency systems are types of listening systems which are appropriate for various applications.

11-4.34 Automated Teller Machines.

11-4.34.1 General. Each automated teller machine required to be accessible by 11-4.1.3 shall be on an accessible route and shall comply with 11-4.34.

11-4.34.2 Clear Floor Space. The automated teller machine shall be located so that clear floor space complying with 11-4.2.4 is provided to allow a person using a wheelchair to make a forward approach, a parallel approach, or both, to the machine.

11-4.34.3 Reach Ranges.

(1) **Forward Approach Only.** If only a forward approach is possible, operable parts of all controls shall be placed within the forward reach range specified in 11-4.2.5.

(2) **Parallel Approach Only.** If only a parallel approach is possible, operable parts of controls shall be placed as follows:

(a) Reach Depth Not More Than 10 in (255 mm). Where the reach depth to the operable parts of all controls as measured from the vertical plane perpendicular to the edge of the unobstructed clear floor space at the farthest protrusion of the automated teller machine or surround is not more than 10 in. (255 mm), the maximum height above the finish floor or grade shall be 54 in. (1370 mm).

(b) Reach Depth More Than 10 in (255 mm). Where the reach depth to the operable parts of any control as measured from the vertical plane perpendicular to the edge of the unobstructed clear floor space at the farthest protrusion of the automated teller machine or surround is more than 10 in (255 mm), the maximum height above the finish floor or grade shall be as follows:

Reach Depth		Maximum Height	
In	mm	In	mm
10	255	54	1370
11	280	53½	1360
12	305	53	1345
13	330	52½	1335
14	355	51½	1310
15	380	51	1295
16	405	50½	1285
17	430	50	1270
18	455	49½	1255
19	485	49	1245
20	510	48½	1230
21	535	47½	1205
22	560	47	1195
23	585	46½	1180
24	610	46	1170

(3) Forward and Parallel Approach. If both a forward and parallel approach are possible, operable parts of controls shall be placed within at least one of the reach ranges in paragraphs (1) or (2) of this section.

(4) Bins. Where bins are provided, for envelopes, waste paper, or other purposes, at least one of each type provided shall comply with the applicable reach ranges in paragraph (1), (2), or (3) of this section.

Exception: Where a function can be performed in a substantially equivalent manner by using an alternate control, only one of the controls needed to perform that function is required to comply with this section. If the controls are identified by tactile markings, such markings shall be provided on both controls.

11-4.34.4 Controls. Controls for user activation shall comply with 11-4.27.4.

11-4.34.5 Equipment for Persons with Vision Impairments. Instructions and all information for use shall be made accessible to and independently usable by persons with vision impairments.

11-4.35 Dressing and Fitting Rooms.

11-4.35.1 General. Dressing and fitting rooms required to be accessible by 11-4.1 shall comply with 11-4.35 and shall be on an accessible route.

11-4.35.2 Clear Floor Space. A clear floor space allowing a person using a wheelchair to make a 180-degree turn shall be provided in every accessible dressing room entered through a swinging or sliding door. No door shall swing into any part of the turning space. Turning space shall not be required in a private dressing room entered through a curtained opening at least 32 in. (815 mm) wide if clear floor space complying with Section 11-4.2 renders the dressing room usable by a person using a wheelchair.

11-4.35.3 Doors. All doors to accessible dressing rooms shall be in compliance with Section 11-4.13.

11-4.35.4 Bench. Every accessible dressing room shall have a 24 in. by 48 in. (610 mm by 1220 mm) bench fixed to the wall along the longer dimension. The bench shall be mounted 17 in. to 19 in. (430 mm to 485 mm) above the finish floor. Clear floor space shall be provided alongside the bench to allow a person using a wheelchair to make a parallel transfer onto the bench. The structural strength of the bench and attachments shall comply with 11-4.26.3. Where installed in conjunction with showers, swimming pools, or other wet locations, water shall not accumulate upon the surface of the bench and the bench shall have a slip-resistant surface.

11-4.35.5 Mirror. Where mirrors are provided in dressing rooms of the same use, then in an accessible dressing room, a full-length mirror, measuring at least 18 in. wide by 54 in. high (460 mm by 1370 mm), shall be mounted in a position affording a view to a person on the bench as well as to a person in a standing position.

SECTION 11-5 RESTAURANTS AND CAFETERIAS

11-5.1 General.

Except as specified or modified in this section, restaurants and cafeterias shall comply with the requirements of 11-4.1 to 11-4.35. Where fixed tables (or dining counters where food is consumed but there is no service) are provided, at least 5 percent, but not less than one, of the fixed tables (or a portion of the dining counter) shall be accessible and shall comply with 11-4.32 as required in 11-4.1.3(18). In establishments where separate areas are designated for smoking and non-smoking patrons, the required number of accessible fixed tables (or counters) shall be proportionally distributed between the smoking and non-smoking areas. In new con-

struction, and where practicable in alterations, accessible fixed tables (or counters) shall be distributed throughout the space or facility.

11-5.2 Counters and Bars.

Where food or drink is served at counters exceeding 34 in. (865 mm) in height for consumption by customers seated on stools or standing at the counter, a portion of the main counter which is 60 in. (1525 mm) in length minimum shall be provided in compliance with 11-4.32 or service shall be available at accessible tables within the same area.

11-5.3 Access Aisles.

All accessible fixed tables shall be accessible by means of an access aisle at least 36 in. (915 mm) clear between parallel edges of tables or between a wall and the table edges.

11-5.4 Dining Areas.

In new construction, all dining areas, including raised or sunken dining areas, loggias, and outdoor seating areas, shall be accessible. In alterations, accessibility to raised or sunken dining areas, or to all parts of outdoor seating areas is not required provided that the same services and decor are provided in an accessible space usable by the general public and are not restricted to use by people with disabilities.

Exception: Nothing in this section shall be construed to relieve the owner of the duty to provide vertical accessibility to all levels above and below occupiable grade level, regardless of whether the code requires an elevator to be installed in such buildings, structures or facilities except (1) elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks, and automobile lubrication and maintenance pits and platforms; (2) unoccupiable spaces, such as rooms, enclosed spaces, and storage spaces that are not designed for human occupancy, for public accommodations, or for work areas; and (3) occupiable spaces and rooms that are not open to the public and that house no more than five persons including, but not limited to, equipment control rooms and projection booths. "Therefore, facilities subject to the ADA may be required to provide vertical access to areas otherwise exempt under 4.1.3(5)(3), of the code."

11-5.5 Food Service Lines.

Food service lines shall have a minimum clear width of 36 in. (915 mm), with a preferred clear width of 42 in. (1065 mm) to allow passage around a person using a wheelchair. Tray slides shall be mounted no higher than 34 in. (865 mm) above the floor (See Figure 53). If self-service shelves are provided, at least 50 percent of each type must be within reach ranges specified in 11-4.2.5 and 11-4.2.6.

11-5.6 Tableware and Condiment Areas.

Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall be installed to comply with 11-4.2 (See Figure 54).

11-5.7 Raised Platforms.

In banquet rooms or spaces where a head table or speaker's lectern is located on a raised platform, the platform shall be accessible in compliance with 11-4.8 or 11-4.11. Open edges of a raised platform shall be protected by placement of tables or by a curb.

11-5.8 Vending Machines and Other Equipment.

Spaces for vending machines and other equipment shall comply with 11-4.2 and shall be located on an accessible route.

11-5.9 Quiet Areas. (Reserved).

SECTION 11-6 MEDICAL CARE FACILITIES

11-6.1 General.

Medical care facilities included in this section are those in which people receive physical or medical treatment or care and where persons may need assistance in responding to an emergency and where the period of stay may exceed twenty-four hours. In addition to the requirements of 11-4.1 through 11-4.35, medical care facilities and buildings shall comply with 11-6.

(1) Hospitals - general purpose hospitals, psychiatric facilities, detoxification facilities—At least 10 percent of patient bedrooms and toilets, and all public use and common use areas are required to be designed and constructed to be accessible.

(2) Hospitals and rehabilitation facilities that specialize in treating conditions that affect mobility, or units within either that specialize in treating conditions that affect mobility—All patient bedrooms and toilets, and all public use and common use areas are required to be designed and constructed to be accessible.

(3) Long term care facilities, nursing homes — At least 50 percent of patient bedrooms and toilets, and all public use and common use areas are required to be designed and constructed to be accessible.

(4) Alterations to patient bedrooms.

(a) When patient bedrooms are being added or altered as part of a planned renovation of an entire wing, a department, or other discrete area of an existing medical facility, a percentage of the patient bedrooms that are being added or altered shall comply with 11-6.3. The percentage of accessible rooms provided shall be consistent with the percentage of rooms required to be accessible by the applicable requirements of 11-6.1(1), 11-6.1(2), or 11-6.1(3), until the number of accessible patient bedrooms in the facility equals the overall number that would be required if the facility were newly constructed. (For example, if 20 patient bedrooms are being altered in the obstetrics department of a hospital, 2 of the altered rooms must be made accessible. If, within the same hospital, 20 patient bedrooms are being altered in a unit that specializes in treating mobility impairments, all of the altered rooms must be made accessible.) Where toilet/bathrooms are part of patient bedrooms which are added or altered and required to be accessible, each such patient toilet/bathroom shall comply with 11-6.4.

(b) When patient bedrooms are being added or altered individually, and not as part of an alteration of the entire area, the altered patient bedrooms shall comply with 6.3, unless either: a) the number of accessible rooms provided in the department or area containing the altered patient bedroom equals the number of accessible patient bedrooms that would be required if the percentage requirements of 11-6.1(1), 11-6.1(2), or 11-6.1(3) were applied to that department or area; or b) the number of accessible patient bedrooms in the facility equals the overall number that would be required if the facility were newly constructed. Where toilet/bathrooms are part of patient bedrooms which are added or altered and required to be accessible, each such toilet/bathroom shall comply with 11-6.4.

11-6.2 Entrances. At least one accessible entrance that complies with 11-4.14 shall be protected from the weather by canopy or roof overhang. Such entrances shall incorporate a passenger loading zone that complies with 11-4.6.6.

11-6.3 Patient Bedrooms. Provide accessible patient bedrooms in compliance with 11-4.1 through 11-4.35. Accessible patient bedrooms shall comply with the following:

- (1) Each bedroom shall have a door that complies with 11-4.13.

Exception: Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement in 11-4.13.6 for maneuvering space at the latch side of the door if the door is at least 44 in (1120 mm) wide.

- (2) Each bedroom shall have adequate space to provide a maneuvering space that complies with 11-4.2.3. In rooms with 2 beds, it is preferable that this space be located between beds.

- (3) Each bedroom shall have adequate space to provide a minimum clear floor space of 36 in (915 mm) along each side of the bed and to provide an accessible route complying with 11-4.3.3 to each side of each bed.

11-6.4 Patient Toilet Rooms.

Where toilet/bath rooms are provided as a part of a patient bedroom, each patient bedroom that is required to be accessible shall have an accessible toilet/bath room that complies with 11-4.22 or 11-4.23 and shall be on an accessible route.

**SECTION 11-7
BUSINESS AND MERCANTILE**

11-7.1 General. In addition to the requirements of 11-4.1 to 11-4.35, the design of all areas used for business transactions with the public shall comply with 11-7.

11-7.2 Sales and Service Counters, Teller Windows, Information Counters.

- (1) In department stores and miscellaneous retail stores where counters have cash registers and are provided for

sales or distribution of goods or services to the public, at least one of each type shall have a portion of the counter which is at least 36 in. (915 mm) in length with a maximum height of 36 in. (915 mm) above the finish floor. It shall be on an accessible route complying with 11-4.3. The accessible counters must be dispersed throughout the building or facility. In alterations where it is technically infeasible to provide an accessible counter, an auxiliary counter meeting these requirements may be provided.

- (2) At ticketing counters, teller stations in a bank, registration counters in hotels and motels, box office ticket counters, and other counters that may not have a cash register but at which goods or services are sold or distributed, either:

- (i) a portion of the main counter which is a minimum of 36 in. (915 mm) in length shall be provided with a maximum height of 36 in. (915 mm); or

- (ii) an auxiliary counter with a maximum height of 36 in (915 mm) in close proximity to the main counter shall be provided; or

- (iii) equivalent facilitation shall be provided (e.g., at a hotel registration counter, equivalent facilitation might consist of: (1) provision of a folding shelf attached to the main counter on which an individual with disabilities can write, and (2) use of the space on the side of the counter or at the concierge desk, for handing materials back and forth).

All accessible sales and service counters shall be on an accessible route complying with 11-4.3.

- (3) **Assistive Listening Devices.** (Reserved).

11-7.3 Check-out Aisles.

- (1) In new construction, accessible check-out aisles shall be provided in conformance with the table below:

Total Check-out Aisles of Each Design	Minimum Number of Accessible Check-out Aisles Of Each Design
1 - 4	1
5 - 8	2
8 - 15	3
over 15	3, plus 20% of additional aisles

Exception: In new construction, where the selling space is under 5000 square feet, only one check-out aisle is required to be accessible.

Exception: In alterations, at least one check-out aisle shall be accessible in facilities under 5000 square feet of selling space. In facilities of 5000 or more square feet of selling space, at least one of each design of check-out aisle shall be made accessible when altered until the number of accessible check-out aisles of each design equals the number required in new construction.

Examples of check-out aisles of different "design" include those which are specifically designed to serve different functions. Different "design" includes but is not limited to the following features - length of belt or no belt; or permanent signage designating the aisle as an express lane.

(2) Clear aisle width for accessible check-out aisles shall comply with 11-4.2.1 and maximum adjoining counter height shall not exceed 38 in. (965 mm) above the finish floor. The top of the lip shall not exceed 40 in. (1015 mm) above the finish floor.

(3) Signage identifying accessible check-out aisles shall comply with 11-4.30.7 and shall be mounted above the check-out aisle in the same location where the check-out number or type of check-out is displayed.

(4) All customer checkout aisles not required by this code to be accessible shall have at least 32 inches of clear passage.

11-7.4 Security Bollards.

Any device used to prevent the removal of shopping carts from store premises shall not prevent access or egress to people in wheelchairs. An alternate entry that is equally convenient to that provided for the ambulatory population is acceptable.

SECTION 11-8 LIBRARIES.

11-8.1 General.

In addition to the requirements of 11-4.1 to 11-4.35, the design of all public areas of a library shall comply with 11-8, including reading and study areas, stacks, reference rooms, reserve areas, and special facilities or collections.

11-8.2 Reading and Study Areas.

At least 5 percent or a minimum of one of each element of fixed seating, tables, or study carrels shall comply with 11-4.2 and 11-4.32. Clearances between fixed accessible tables and between study carrels shall comply with 11-4.3.

11-8.3 Check-Out Areas.

At least one lane at each check-out area shall comply with 11-7.2(1). Any traffic control or book security gates or turnstiles shall comply with 11-4.13.

11-8.4 Card Catalogs and Magazine Displays.

Minimum clear aisle space at card catalogs and magazine displays shall comply with Figure 55. Maximum reach height shall comply with 11-4.2, with a height of 48 in. (1220 mm) preferred irrespective of approach allowed.

11-8.5 Stacks.

Minimum clear aisle width between stacks shall comply with 11-4.3, with a minimum clear aisle width of 42 in (1065 mm) preferred where possible. Shelf height in stack areas is unrestricted (See Figure 56).

SECTION 11-9 ACCESSIBLE TRANSIENT LODGING.

(1) Except as specified in the special technical provisions of this section, accessible transient lodging shall comply with the applicable requirements of 11-4.1 through 11-4.35. Transient lodging includes facilities or portions thereof used for sleeping accommodations, when not classed as a medical care facility.

11-9.1 Hotels, Motels, Inns, Boarding Houses, Dormitories, Resorts and Other Similar Places of Transient Lodging.

11-9.1.1 General. All public use and common use areas are required to be designed and constructed to comply with Section 11-4 (Accessible Elements and Spaces: Scope and Technical Requirements).

Exception: Sections 11-9.1 through 11-9.4 do not apply to an establishment located within a building that contains not more than five rooms for rent or hire and that is actually occupied by the proprietor of such establishment as the residence of such proprietor.

11-9.1.2 Accessible Units, Sleeping Rooms, and Suites.

Accessible sleeping rooms or suites that comply with the requirements of 11-9.2.1 to 11-9.2.2 (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 11-9.2, 11-4.21, and Figure 11-57(a) or (b).

Number of Rooms	Accessible Rooms	Rooms with Roll-in Showers	Florida 5%
1 to 25	1		
26 to 50	2		
51 to 75	3	1	
76 to 100	4	1	
101 to 150	5	2	(See shaded text below)
151 to 200	6	2	
201 to 300	7	3	
301 to 400	8	4	
401 to 500	9	4, plus one for each additional	
501 to 1000	2% of total	100 over 400	
1001 and over	20 plus 1 for each 100 over 1000		

In all buildings, structures and facilities licensed as a hotel, motel or "Resort Condominium" pursuant to Chapter 509, *Florida Statutes*, a number of rooms equaling at least 5 percent of the guest rooms minus the number of "Accessible Rooms" required by the table above shall provide the additional special accessibility features of 11-9.2.3.

11-9.1.3 Sleeping Accommodations for Persons with Hearing Impairments. In addition to those accessible sleeping rooms and suites required by 11-9.1.2, sleeping rooms and suites that comply with 11-9.3 (Visual Alarms, Notification Devices, and Telephones) shall be provided in conformance with the following table:

Number of Elements	Accessible Elements
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% of total
1001 and over	20 plus 1 for each 100 over 1000

11-9.1.4 Classes of Sleeping Accommodations.

(1) In order to provide persons with disabilities a range of options equivalent to those available to other persons served by the facility, sleeping rooms and suites required to be accessible by 11-9.1.2 shall be dispersed among the various classes of sleeping accommodations available to patrons of the place of transient lodging. Factors to be considered include room size, cost, amenities provided, and the number of beds provided.

(2) **Equivalent Facilitation.** For purposes of this section, it shall be deemed equivalent facilitation if the operator of a facility elects to limit construction of accessible rooms to those intended for multiple occupancy, provided that such rooms are made available at the cost of a single occupancy room to an individual with disabilities who requests a single-occupancy room.

11-9.1.5 Alterations to Accessible Units, Sleeping Rooms, and Suites. When sleeping rooms are being altered in an existing facility, or portion thereof, subject to the requirements of this section, at least one sleeping room or suite that complies with the requirements of 11-9.2 (Requirements for Accessible Units, Sleeping Rooms, and Suites) shall be provided for each 25 sleeping rooms, or fraction thereof, of rooms being altered until the number of such rooms provided equals the number required to be accessible with 11-9.1.2. In addition, at least one sleeping room or suite that complies with the requirements of 11-9.3 (Visual Alarms, Notification Devices, and Telephones) shall be provided for each 25 sleeping rooms,

or fraction thereof, of rooms being altered until the number of such rooms equals the number required to be accessible by 11-9.1.3.

11-9.2 Requirements for Accessible Units, Sleeping Rooms and Suites.

11-9.2.1 General. Units, sleeping rooms, and suites required to be accessible by 11-9.1 shall comply with 11-9.2.

11-9.2.2 Minimum Requirements. An accessible unit, sleeping room or suite shall be on an accessible route complying with 11-4.3 and have the following accessible elements and spaces.

(1) Accessible sleeping rooms shall have a 36 in. (915 mm) clear width maneuvering space located along both sides of a bed, except that where two beds are provided, this requirement can be met by providing a 36 in. (915 mm) wide maneuvering space located between the two beds.

(2) An accessible route complying with 11-4.3 shall connect all accessible spaces and elements, including telephones, within the unit, sleeping room, or suite. This is not intended to require an elevator in multi-story units as long as the spaces identified in 11-9.2.2(6) and (7) are on accessible levels and the accessible sleeping area is suitable for dual occupancy.

(3) Doors and doorways designed to allow passage into and within all sleeping rooms, suites or other covered units shall comply with 11-4.13.

(4) If fixed or built-in storage facilities such as cabinets, shelves, closets, and drawers are provided in accessible spaces, at least one of each type provided shall contain storage space complying with 11-4.25. Additional storage may be provided outside of the dimensions required by 11-4.25.

(5) All controls in accessible units, sleeping rooms, and suites shall comply with 11-4.27.

(6) Where provided as part of an accessible unit, sleeping room, or suite, the following spaces shall be accessible and shall be on an accessible route:

- (a) the living area.
- (b) the dining area.
- (c) at least one sleeping area.
- (d) patios, terraces, or balconies.

Exception: The requirements of 11-4.13.8 and 11-4.3.8 do not apply where it is necessary to utilize a higher door threshold or a change in level to protect the integrity of the unit from wind/water damage. Where this exception

results in patios, terraces or balconies that are not at an accessible level, equivalent facilitation shall be provided. (e.g., equivalent facilitation at a hotel patio or balcony might consist of providing raised decking or a ramp to provide accessibility).

(e) at least one full bathroom (i.e., one with a water closet, a lavatory, and a bathtub or shower).

(f) if only half baths are provided, at least one half bath.

(g) carports, garages or parking spaces.

(7) Kitchens, Kitchenettes, or Wet Bars. When provided as accessory to a sleeping room or suite, kitchens, kitchenettes, wet bars, or similar amenities shall be accessible. Clear floor space for a front or parallel approach to cabinets, counters, sinks, and appliances shall be provided to comply with 11-4.2.4. Countertops and sinks shall be mounted at a maximum height of 34 in. (865 mm) above the floor. At least 50 percent of shelf space in cabinets or refrigerator/ freezers shall be within the reach ranges of 11-4.2.5 or 11-4.2.6 and space shall be designed to allow for the operation of cabinet and/or appliance doors so that all cabinets and appliances are accessible and usable. Controls and operating mechanisms shall comply with 11-4.27.

(8) Sleeping room accommodations for persons with hearing impairments required by 11-9.1 and complying with 11-9.3 shall be provided in the accessible sleeping room or suite.

11-9.2.3 Hotel, Motel and Condominium Special Accessibility Feature. Nothing in this section shall be construed as relieving the owner of the responsibility of providing accessible rooms in conformance with Sections 11-9.1-11-9.5 of the code.

In all buildings, structures and facilities licensed as a hotel, motel or resort condominium pursuant to Chapter 509, *Florida Statutes*, a number of rooms equaling at least 5 percent of the guest rooms minus the number of accessible rooms required by the table in 11-9.1.2 shall provide the following additional special accessibility features:

(1) Grab rails in bathrooms and toilet rooms which comply with Section 11-4.16.4 of this code.

(2) All beds in designed accessible guest rooms shall be open-frame type to permit passage of lift devices.

(3) All standard water closet seats shall be at a height of 15 inches, measured vertically from the finish floor to the top of the seat, with a variation of plus or minus 1/2 inch. A portable or attached raised toilet seat shall be provided in all designated permanent disability accessible rooms.

11-9.3 Visual Alarms, Notification Devices and Telephones.

11-9.3.1 General. In sleeping rooms required to comply with this section, auxiliary visual alarms shall be provided and shall comply with 11-4.28.4. Visual notification devices shall also be provided in units, sleeping rooms and suites to alert room occupants of incoming telephone calls and a door knock or bell.

Notification devices shall *not* be connected to auxiliary visual alarm signal appliances. Permanently installed telephones shall have volume controls complying with 11-4.31.5; an accessible electrical outlet within 4 ft (1220 mm) of a telephone connection shall be provided to facilitate the use of a text telephone.

11-9.3.2 Equivalent Facilitation. For purposes of this section, equivalent facilitation shall include the installation of electrical outlets (including outlets connected to a facility's central alarm system) and telephone wiring in sleeping rooms and suites to enable persons with hearing impairments to utilize portable visual alarms and communication devices provided by the operator of the facility.

11-9.4 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 11-4.13.5.

11-9.5 Transient Lodging in Homeless Shelters, Halfway Houses, Transient Group Homes, and Other Social Service Establishments.

11-9.5.1 New Construction. In new construction all public use and common use areas are required to be designed and constructed to comply with Section 11-4. At least one of each type of amenity (such as washers, dryers and similar equipment installed for the use of occupants) in each common area shall be accessible and shall be located on an accessible route to any accessible unit or sleeping accommodation.

Exception: Where elevators are not provided as allowed in 11-4.13(5), accessible amenities are not required on inaccessible floors as long as one of each type is provided in common areas on accessible floors.

11-9.5.2 Alterations.

(1) Social service establishments which are not homeless shelters:

(a) The provisions of 11-9.5.3 and 11-9.1.5 shall apply to sleeping rooms and beds.

(b) Alteration of other areas shall be consistent with the new construction provisions of 11-9.5.1.

(2) Homeless shelters. If the following elements are altered, the following requirements apply:

(a) at least one public entrance shall allow a person with mobility impairments to approach, enter and exit including a minimum clear door width of 32 in. (815 mm).

(b) sleeping space for homeless persons as provided in the scoping provisions of 11-9.1.2 shall include doors to the sleeping area with a minimum clear width of 32 in. (815 mm) and maneuvering space around the beds for persons with mobility impairments complying with 11-9.2.2(1).

(c) at least one toilet room for each gender or one unisex toilet room shall have a minimum clear door width of 32 in. (815 mm), minimum turning space complying with 11-4.2.3, one water closet complying with 11-4.16, one lavatory complying with 11-4.19 and the door shall have a privacy latch; and, if provided, at least one tub or shower shall comply with 11-4.20 or 11-4.21, respectively.

(d) at least one common area which a person with mobility impairments can approach, enter and exit including a minimum clear door width of 32 in. (815 mm).

(e) at least one route connecting elements (a), (b), (c) and (d) which a person with mobility impairments can use including minimum clear width of 36 in. (915 mm), passing space complying with 11-4.3.4, turning space complying with 11-4.2.3 and changes in levels complying with 11-4.3.8.

(f) homeless shelters can comply with the provisions of (a)-(e) by providing the above elements on one accessible floor.

11-9.5.3 Accessible Sleeping Accommodations in New Construction. Accessible sleeping rooms shall be provided in conformance with the table in 11-9.1.2 and shall comply with 11-9.2 Accessible Units, Sleeping Rooms and Suites (where the items are provided). Additional sleeping rooms that comply with 11-9.3 Sleeping Accommodations for Persons with Hearing Impairments shall be provided in conformance with the table provided in 11-9.1.3.

In facilities with multi-bed rooms or spaces, a percentage of the beds equal to the table provided in 11-9.1.2 shall comply with 11-9.2.2(1).

SECTION 11-10 TRANSPORTATION FACILITIES

11-10.1 General. Every station, bus stop, bus stop pad, terminal, building or other transportation facility, shall comply with the applicable provisions of 11-4.1 through 11-4.35, Sections 11-5 through 11-9, and the applicable provisions of this section. The exceptions for elevators in 11-4.1.3(5) exception 1 and 11-4.1.6(1)(k) do not apply to a terminal, depot, or other station used for specified public transportation, or an airport passenger terminal, or facilities subject to Title II.

11-10.2 Bus Stops and Terminals.

11-10.2.1 New Construction.

(1) Where new bus stop pads are constructed at bus stops, bays or other areas where a lift or ramp is to be deployed, they shall have a firm, stable surface; a minimum clear length of 96 inches (measured from the curb or vehicle roadway edge) and minimum clear width of 60 inches (measured parallel to the vehicle roadway) to the maximum extent allowed by legal or site constraints; and shall be connected to streets, sidewalks or pedestrian paths by an accessible route complying with 11-4.3 and 11-4.4. The slope of the pad parallel to the roadway shall, to the extent practicable, be the same as the roadway. For water drainage, a maximum slope of 1:50 (2%) perpendicular to the roadway is allowed.

(2) Where provided, new or replaced bus shelters shall be installed or positioned so as to permit a wheelchair or mobility aid user to enter from the public way and to reach a location, having a minimum clear floor area of 30 inches by 48 inches, entirely within the perimeter of the shelter. Such shelters shall be connected by an accessible route to the boarding area provided under paragraph (1) of this section.

(3) Where provided, all new bus route identification signs shall comply with 11-4.30.5. In addition, to the maximum extent practicable, all new bus route identification signs shall comply with 11-4.30.2 and 11-4.30.3. Signs that are sized to the maximum dimensions permitted under legitimate local, state or federal regulations or ordinances shall be considered in compliance with 11-4.30.2 and 11-4.30.3 for purposes of this section.

Exception: Bus schedules, timetables, or maps that are posted at the bus stop or bus bay are not required to comply with this provision.

11-10.2.2 Bus Stop Siting and Alterations.

(1) Bus stop sites shall be chosen such that, to the maximum extent practicable, the areas where lifts or ramps are to be deployed comply with Section 11-10.2.1(1) and (2).

(2) When new bus route identification signs are installed or old signs are replaced, they shall comply with the requirements of 11-10.2.1(3).

11-10.3 Fixed Facilities and Stations.

11-10.3.1 New Construction. New stations in rapid rail, light rail, commuter rail, intercity bus, intercity rail, high speed rail, and other fixed guideway systems (e.g., automated guideway transit, monorails, etc.) shall comply with the following provisions, as applicable:

(1) Elements such as ramps, elevators or other circulation devices, fare vending or other ticketing areas, and fare collection areas shall be placed to minimize the distance which wheelchair users and other persons who cannot negotiate steps may have to travel compared to the general public. The circulation path, including an accessible entrance and an accessible route, for persons with disabilities shall, to the maximum extent practicable, coincide with the circulation path for the general public. Where the circulation path is different, signage complying with 11-4.30.1, 11-4.30.2, 11-4.30.3, 11-4.30.5, and 11-4.30.7(1) shall be provided to indicate direction to and identify the accessible entrance and accessible route.

(2) In lieu of compliance with 11-4.1.3(8), at least one entrance to each station shall comply with 11-4.14, Entrances. If different entrances to a station serve different transportation fixed routes or groups of fixed routes, at least one entrance serving each group or route shall comply with 11-4.14, Entrances. All accessible entrances shall, to the maximum extent practicable, coincide with those used by the majority of the general public.

(3) Direct connections to commercial, retail, or residential facilities shall have an accessible route complying with 11-4.3 from the point of connection to boarding platforms and all transportation system elements used by the public. Any elements provided to facilitate future direct connections shall be on an accessible route connecting boarding platforms and all transportation system elements used by the public.

(4) Where signs are provided at entrances to stations identifying the station or the entrance, or both, at least one sign and entrance shall comply with 11-4.30.4 and 11-4.30.6. Such signs shall be placed in uniform locations at entrances within the transit system to the maximum extent practicable.

Exception: Where the station has no defined entrance, but signage is provided, then the accessible signage shall be placed in a central location.

(5) Stations covered by this section shall have identification signs complying with 11-4.30.1, 11-4.30.2, 11-4.30.3, and 11-4.30.5. Signs shall be placed at frequent intervals and shall be clearly visible from within the vehicle on both sides when not obstructed by another train. When station identification signs are placed close to vehicle windows (i.e., on the side opposite from boarding) each shall have the top of the highest letter or symbol below the top of the vehicle window and the bottom of the lowest letter or symbol above the horizontal mid-line of the vehicle window.

(6) Lists of stations, routes, or destinations served by the station and located on boarding areas, platforms, or mezzanines shall comply with 11-4.30.1, 11-4.30.2, 11-4.30.3, and 11-4.30.5. A minimum of one sign identifying the specific station and complying with 11-4.30.4 and 11-4.30.6 shall be provided on each platform or boarding area. All signs referenced in this paragraph shall, to the maximum extent practicable, be placed in uniform locations within the transit system.

(7) Automatic fare vending, collection and adjustment (e.g., add-fare) systems shall comply with 11-4.34.2, 11-4.34.3, 11-4.34.4, and 11-4.34.5. At each accessible entrance such devices shall be located on an accessible route. If self-service fare collection devices are provided for the use of the general public, at least one accessible device for entering, and at least one for exiting, unless one device serves both functions, shall be provided at each accessible point of entry or exit. Accessible fare collection devices shall have a minimum clear opening width of 32 inches; shall permit passage of a wheelchair; and, where provided, coin or card slots and controls necessary for operation shall comply with 11-4.27. Gates which must be pushed open by wheelchair or mobility aid users shall have a smooth continuous surface extending from 2 inches above the floor to 27 inches above the floor and shall comply with 11-4.13. Where the circulation path does not coincide with that used by the general public, accessible fare collection systems shall be located at or adjacent to the accessible point of entry or exit.

(8) Platform edges bordering a drop-off and not protected by platform screens or guard rails shall have a detectable warning. Such detectable warnings shall comply with 11-4.29.2 and shall be 24 inches wide running the full length of the platform drop-off.

(9) In stations covered by this section, rail-to-platform height in new stations shall be coordinated with the floor height of new vehicles so that the vertical difference, measured when the vehicle is at rest, is within plus or minus $\frac{5}{8}$ inch under normal passenger load conditions. For rapid rail, light rail, commuter rail, high speed rail, and intercity rail systems in new stations, the horizontal gap, measured when the new vehicle is at rest, shall be no greater than 3 in. For slow moving automated guideway "people mover" transit systems, the horizontal gap in new stations shall be no greater than 1 inch.

Exception 1: Existing vehicles operating in new stations may have a vertical difference with respect to the new platform within plus or minus $1\frac{1}{2}$ inch.

Exception 2: In light rail, commuter rail and intercity rail systems where it is not operationally or structurally feasible to meet the horizontal gap or vertical difference requirements, mini-high platforms, car-borne or platform-mounted lifts, ramps or bridge plates, or similar manually deployed devices, meeting the applicable requirements of 36 C.F.R. part 1192, or 49 C.F.R. part 38 shall suffice.

(10) Stations shall not be designed or constructed so as to require persons with disabilities to board or alight from a vehicle at a location other than one used by the general public.

(11) Illumination levels in the areas where signage is located shall be uniform and shall minimize glare on signs. Lighting along circulation routes shall be of a type and configuration to provide uniform illumination.

(12) Text Telephones: The following shall be provided in accordance with 11-4.31.9:

(a) If an interior public pay telephone is provided in a transit facility (as defined by the Department of Transportation) at least one interior public text telephone shall be provided in the station.

(b) Where four or more public pay telephones serve a particular entrance to a rail station and at least one is in an interior location, at least one interior public text telephone shall be provided to serve that entrance. Compliance with this section constitutes compliance with Section 11-4.1.3(17)(c).

(13) Where it is necessary to cross tracks to reach boarding platforms, the route surface shall be level and flush with the rail top at the outer edge and between rails, except for a maximum 2½ inch gap on the inner edge of each rail to permit passage of wheel flanges. Such crossings shall comply with 11-4.29.5. Where gap reduction is not practicable, an above-grade or below-grade accessible route shall be provided.

(14) Where public address systems are provided to convey information to the public in terminals, stations, or other fixed facilities, a means of conveying the same or equivalent information to persons with hearing loss or who are deaf shall be provided.

(15) Where clocks are provided for use by the general public, the clock face shall be uncluttered so that its elements are clearly visible. Hands, numerals, and/or digits shall contrast with the background either light-on-dark or dark-on-light. Where clocks are mounted overhead, numerals and/or digits shall comply with 11-

4.30.3. Clocks shall be placed in uniform locations throughout the facility and system to the maximum extent practicable.

(16) Where provided in below grade stations, escalators shall have a minimum clear width of 32 inches. At the top and bottom of each escalator run, at least two contiguous treads shall be level beyond the comb plate before the risers begin to form. All escalator treads shall be marked by a strip of clearly contrasting color, 2 inches in width, placed parallel to and on the nose of each step. The strip shall be of a material that is at least as slip resistant as the remainder of the tread. The edge of the tread shall be apparent from both ascending and descending directions.

(17) Where provided, elevators shall be glazed or have transparent panels to allow an unobstructed view both into and out of the car. Elevators shall comply with 11-4.10.

Exception: Elevator cars with a clear floor area in which a 60 inch diameter circle can be inscribed may be substituted for the minimum car dimensions of 11-4.10, Figure 11-22.

(18) Where provided, ticketing areas shall permit persons with disabilities to obtain a ticket and check baggage and shall comply with 11-7.2.

(19) Where provided, baggage check-in and retrieval systems shall be on an accessible route complying with 11-4.3, and shall have space immediately adjacent complying with 11-4.2. If unattended security barriers are provided, at least one gate shall comply with 11-4.13. Gates which must be pushed open by wheelchair or mobility aid users shall have a smooth continuous surface extending from 2 inches above the floor to 27 inches above the floor.

11-10.3.2 Existing Facilities: Key Stations.

(1) Rapid, light and commuter rail key stations, as defined under criteria established by the Department of Transportation in Subpart C or 49 CFR part 37 and existing intercity rail stations shall provide at least one accessible route from an accessible entrance to those areas necessary for use of the transportation system.

(2) The accessible route required by 11-10.3.2(1) shall include the features specified in 11-10.3.1(1), (4)-(9), (11)-(15), and (17)-(19).

(3) Where technical infeasibility in existing stations requires the accessible route to lead from the public way to paid area of the transit system, an accessible

fare collection system, complying with 11-10.3.1(7), shall be provided along such accessible route.

(4) In light rail, rapid rail and commuter rail key stations, the platform or a portion thereof and the vehicle floor shall be coordinated so that the vertical difference, measured when the vehicle is at rest, within plus or minus 1½ inches under all normal passenger load conditions, and the horizontal gap, measured when the vehicle is at rest, is not greater than 3 inches for at least one door of each vehicle or car required to be accessible by 49 CFR part 37.

Exception 1: Existing vehicles retrofitted to meet the requirements of 49 CFR 37.93 (one-car-per-trail rule) shall be coordinated with the platform such that, for at least one door, the vertical difference between the vehicle floor and the platform, measured when the vehicle is at rest with 50 percent normal passenger capacity, is within plus or minus 2 inches and the horizontal gap is no greater than 4 inches.

Exception 2: Where it is not structurally or operationally feasible to meet the horizontal gap or vertical difference requirements, mini-high platforms, car-borne or platform mounted lifts, ramps or bridge plates, or similar manually deployed devices, meeting the applicable requirements of 36 CFR part 1192, 49 CFR part 38, shall suffice.

(5) New direct connections to commercial, retail, or residential facilities shall, to the maximum extent feasible, have an accessible route complying with 11-4.3 from the point of connection to boarding platforms and all transportation system elements used by the public. Any elements provided to facilitate future direct connections shall be on an accessible route connecting boarding platforms and all transportation system elements used by the public.

11-10.3.3 Existing Facilities: Alterations.

(1) For the purpose of complying with 11-4.1.6(2) Alterations to an Area Containing a Primary Function, an area of primary function shall be as defined by applicable provisions of 49 CFR 37.43(c) (Department of Transportation's ADA Rule) or 28 CFR 36.403 (Department of Justice's ADA Rule).

11-10.4 Airports

11-10.4.1 New Construction.

(1) Elements such as ramps, elevators or other vertical circulation devices, ticketing areas, security checkpoints, or passenger waiting areas shall be placed to minimize the distance which wheelchair users and other persons who cannot negotiate steps may have to travel compared to the general public.

(2) The circulation path, including an accessible entrance and an accessible route, for persons with disabilities shall, to the maximum extent practicable, coincide with the circulation path for the general public. Where the circulation path is different, directional signage complying with 11-4.30.1, 11-4.30.2, 11-4.30.3 and 11-4.30.5 shall be provided which indicates the location of the nearest accessible entrance and its accessible route.

(3) Ticketing areas shall permit persons with disabilities to obtain a ticket and check baggage and shall comply with 11-7.2.

(4) Where public pay telephones are provided, and at least one is at an interior location, a public text telephone shall be provided in compliance with 11-4.31.9. Additionally, if four or more public pay telephones are located any of the following locations, at least one public text telephone shall also be provided in that location:

(a) a main terminal outside the security areas;

(b) a concourse within the security areas; or

(c) a baggage claim area in a terminal. Compliance with this section constitutes compliance with Section 11-4.1.3(17)(c).

(5) Baggage check-in and retrieval systems shall be on an accessible route complying with 11-4.3, and shall have space immediately adjacent complying with 11-4.2.4. If unattended security barriers are provided, at least one gate shall comply with 11-4.13. Gates which must be pushed open by wheelchair or mobility aid users shall have a smooth continuous surface extending from 2 inches above the floor to 27 inches above the floor.

(6) Terminal information systems which broadcast information to the general public through a public address system shall provide a means to provide the same or equivalent information to persons with a hearing loss or who are deaf. Such methods may include, but are not limited to, visual paging systems using video monitors and computer technology. For persons with certain types of hearing loss such methods may include, but are not limited to, an assistive listening system complying with 11-4.33.7.

(7) Where clocks are provided for use by the general public the clock face shall be uncluttered so that its elements are clearly visible. Hands, numerals, and/or digits shall contrast with their background either light-on-dark or dark-on-light. Where clocks are mounted over

head, numerals and/or digits shall comply with 11-4.30.3. Clocks shall be placed in uniform locations throughout the facility to the maximum extent practicable.

(8) Security Systems. (Reserved).

11-10.5 Boat and Ferry Docks. (Reserved).

SECTION 11-11 RESIDENTIAL BUILDINGS

Accessibility Residential Housing, Florida. (Reserved)

(1) All new single family houses, duplexes, triplexes, condominiums, and townhouses shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch clear opening. However, if only a toilet room is provided at grade level, such toilet rooms shall have a clear opening of not less than 29 inches.

(2) Buildings, structures, or facilities being converted from residential to nonresidential or mixed use shall comply with the requirements of 11-4.1.6.

SECTION 11-12 THEME PARK OR AN ENTERTAINMENT COMPLEX

(1) A theme park or an entertainment complex (as defined in S. 509.013(9) *Florida Statutes*, see definitions) in which are provided continuous attendant services for directing individuals to marked accessible parking spaces or designated lots for parking by persons who have disabilities, the park or complex may, in lieu of the required parking space design (11-4.6), provide parking spaces that comply with the alternative design of Figure 11-9(b). When the alternative parking space designs are used, "van accessible" spaces shall be provided in compliance with Section 11-4.1.2(5)(b) of this code.

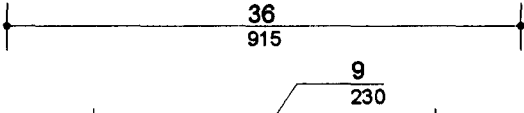

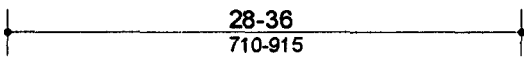



Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 11-4.3. Two accessible parking spaces may share a common access aisle (see Figure 11-9(a) and (b)). Parking vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

(2) If a theme park or an entertainment complex (as defined in S. 509.013(9) *Florida Statutes*), provides parking in several lots or areas from which access to

the theme park or entertainment complex is provided, a single lot or area may be designated for parking for persons who have disabilities, if the lot or area is located on the shortest safely accessible route to an accessible entrance to the theme park or entertainment complex or to transportation to such an accessible entrance.

TABLE 1
GRAPHIC CONVENTIONS

Table 1
Graphic Conventions

Convention	Description
	Typical dimension line showing U.S. customary units (in inches) above the line and SI units (in millimeters) below.
	Dimensions for short distances indicated on arrow.
	Dimensions line for showing range of dimension
	Direction of approach
max	Maximum
min	Minimum
	Boundary of clear floor area
	CL Centerline

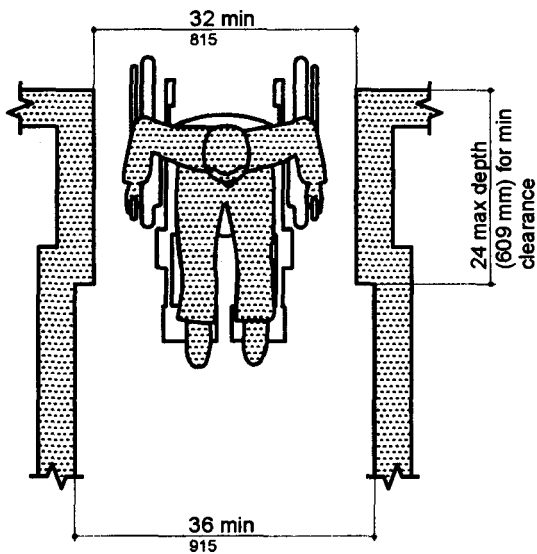


FIGURE 1
MINIMUM CLEAR WIDTH
FOR SINGLE WHEELCHAIR

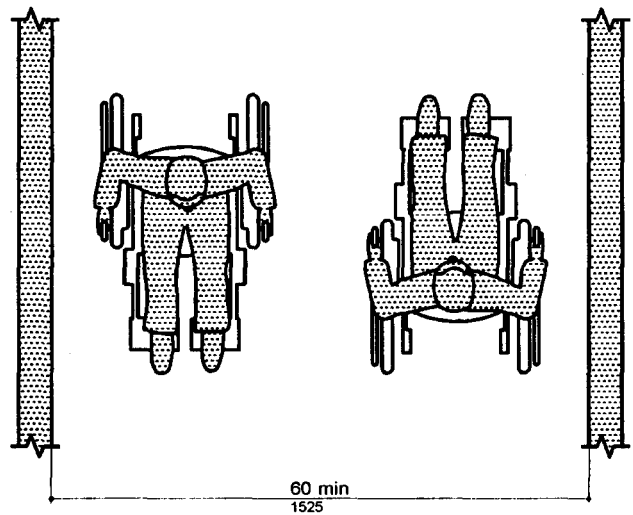
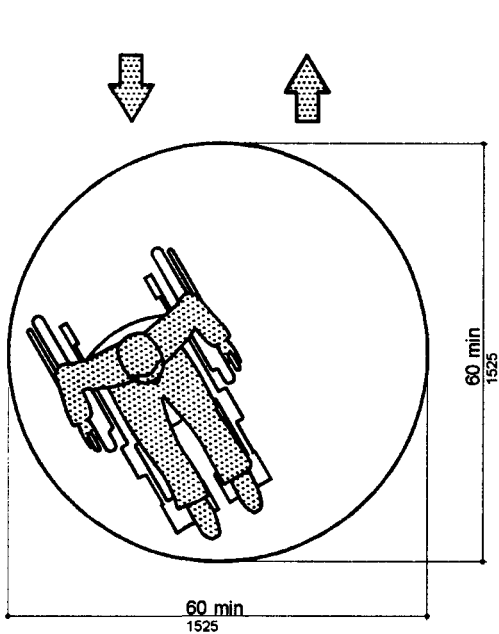
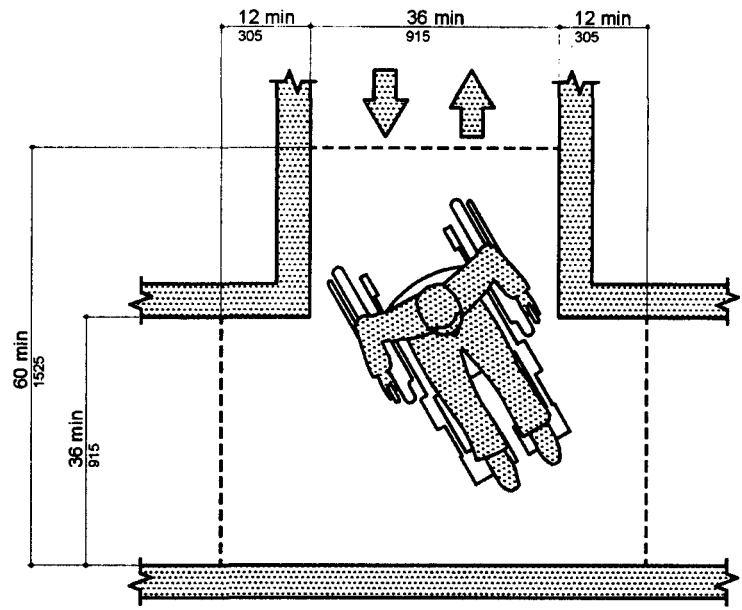


FIGURE 2
MINIMUM CLEAR WIDTH
FOR TWO WHEELCHAIRS



(a)
60-in (1525-mm)
Diameter Space



(b)
T-Shaped Space
for 180° Turn

**FIGURE 3
WHEELCHAIR TURNING SPACE**

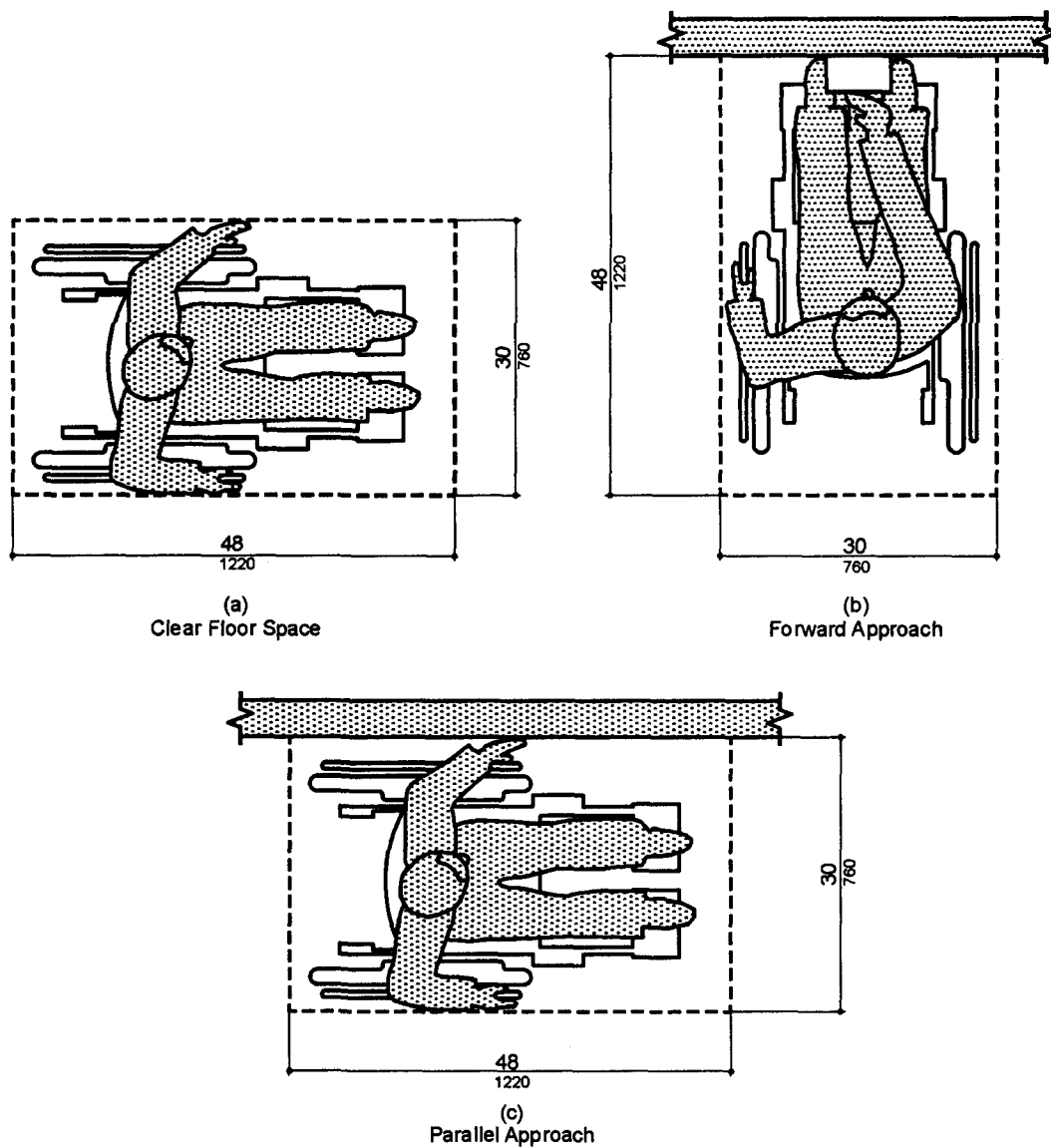
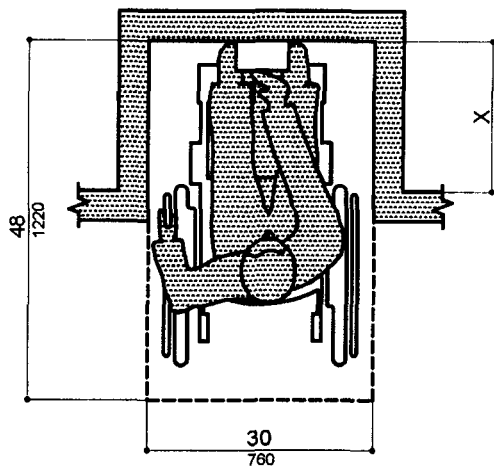
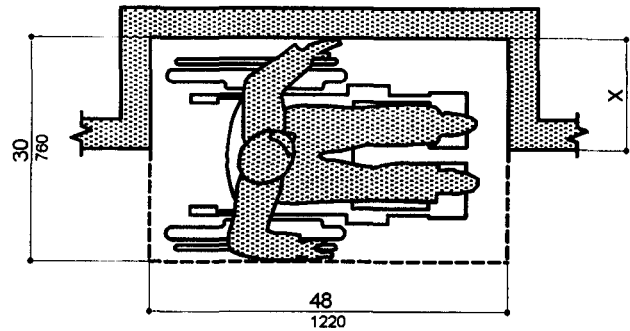


FIGURE 4
MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS

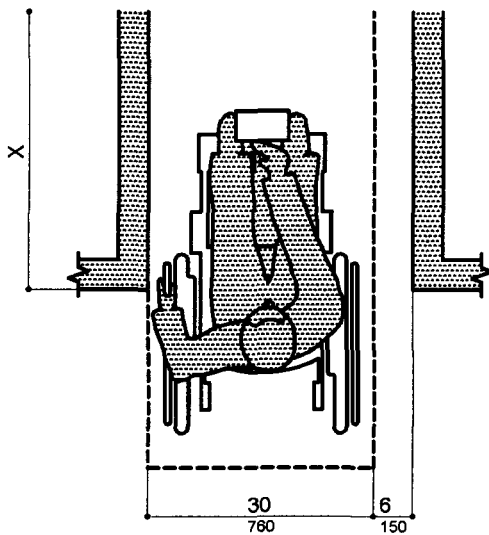


NOTE: $X \leq 24$ in. (610 mm)

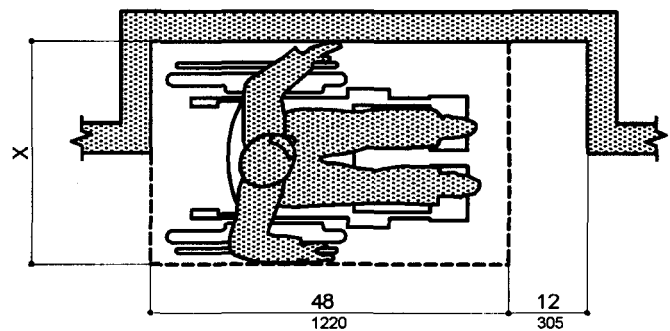


NOTE: $X \leq 15$ in. (380 mm)

(d)
CLEAR FLOOR SPACE IN ALCOVES



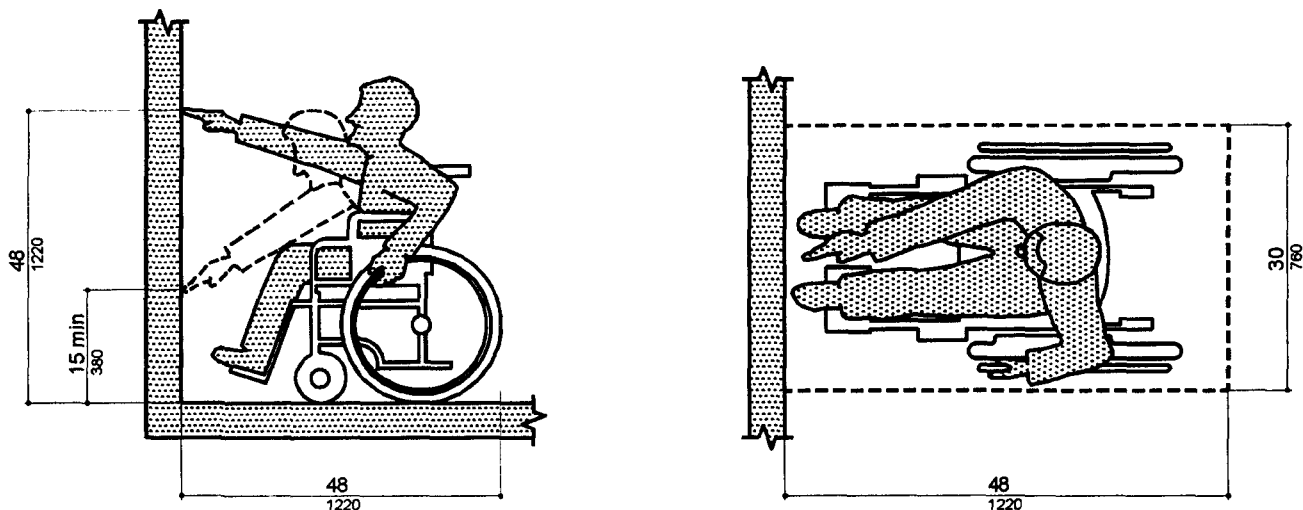
NOTE: IF $X > 24$ in. (610 mm),
THEN AN ADDITIONAL
MANEUVERING CLEARANCE
OF 6 in. (150 mm) SHALL
BE PROVIDED AS SHOWN.



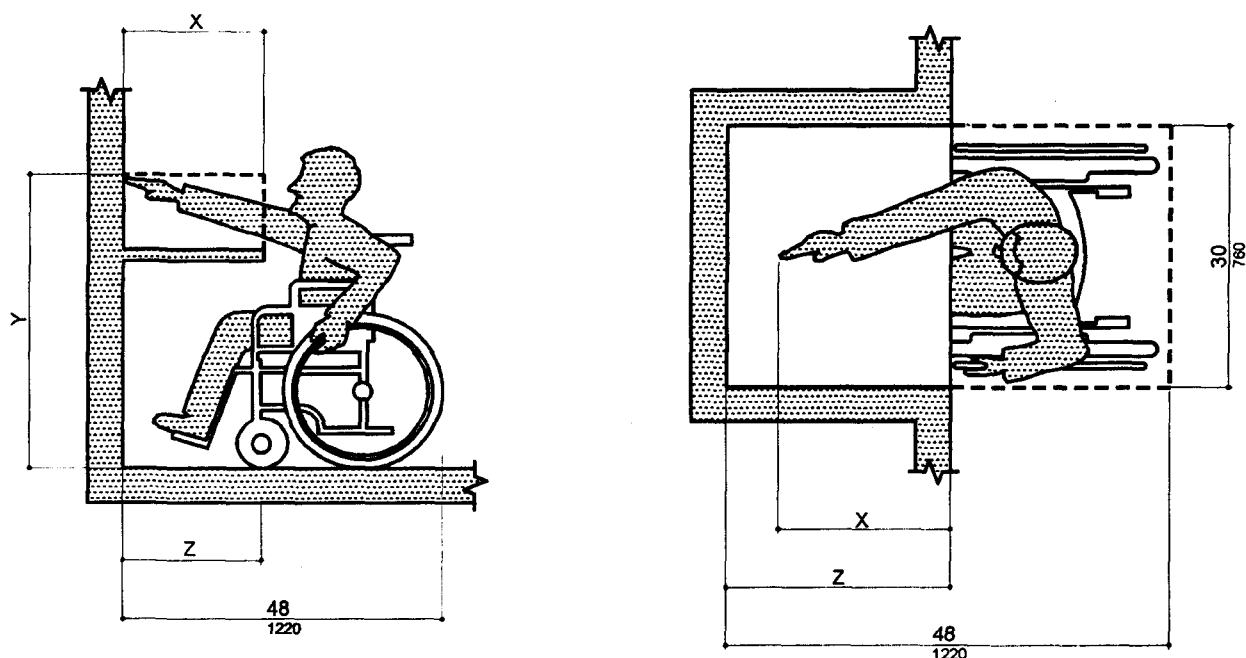
NOTE: IF $X > 15$ in. (380 mm),
THEN AN ADDITIONAL
MANEUVERING CLEARANCE
OF 12 in. (305 mm) SHALL
BE PROVIDED AS SHOWN.

(e)
ADDITIONAL MANEUVERING CLEARANCES FOR ALCOVES

FIGURE 4 (continued)
MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS



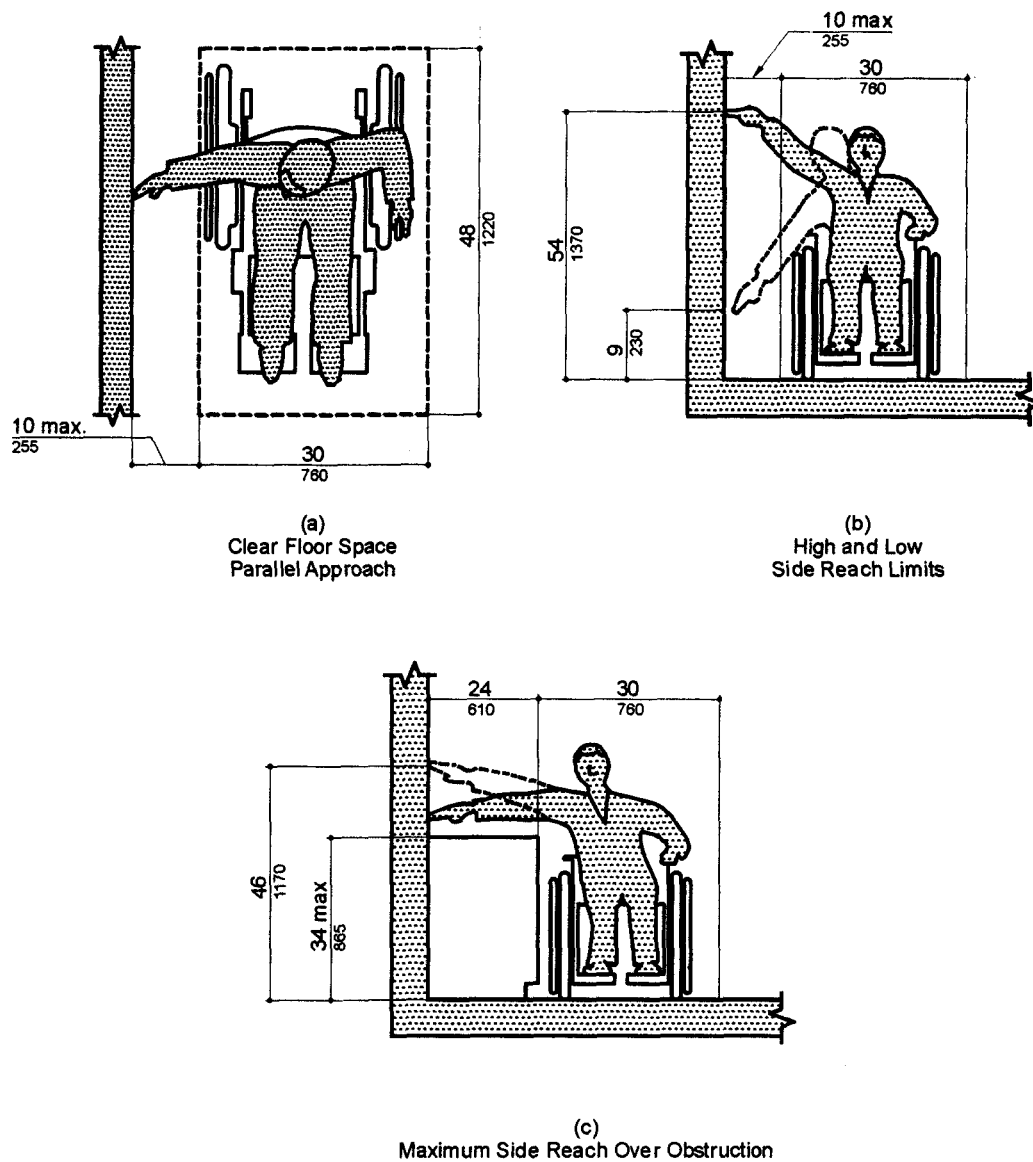
(a)
High Forward Reach Limit



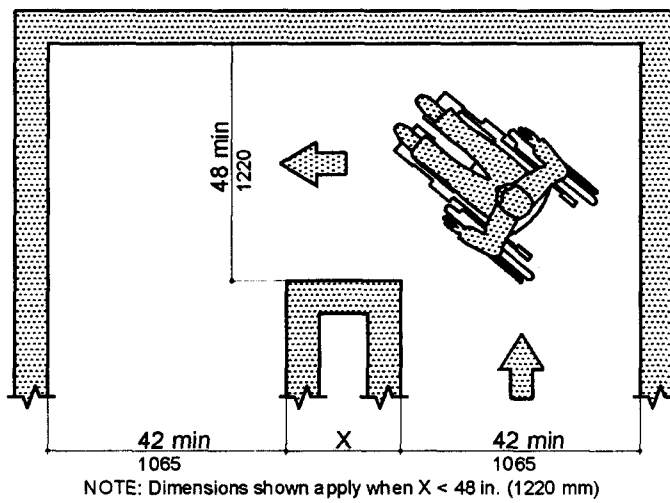
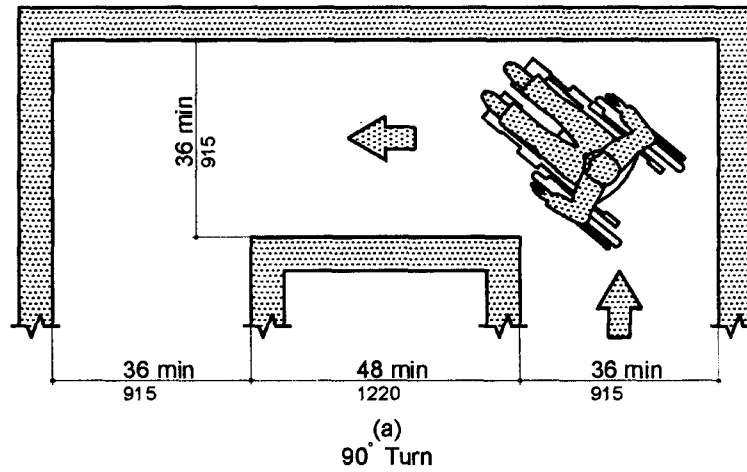
NOTE: X SHALL BE \leq 25 in. (635 mm); Z SHALL BE \geq X.
WHEN X < 20 in. (510 mm), THEN Y SHALL BE 48 in.
(1220 mm) MAXIMUM. WHEN X IS 20 TO 25 in. (510 mm TO
635 mm), THEN Y SHALL BE 44 in. (1120 mm) MAXIMUM.

(b)
Maximum Forward Reach Over an Obstruction

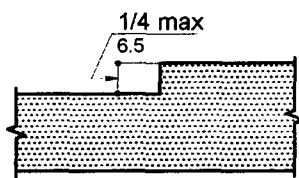
**FIGURE 5
FORWARD REACH**



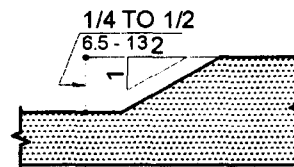
**FIGURE 6
SIDE REACH**



(b)
Turns Around an Obstruction

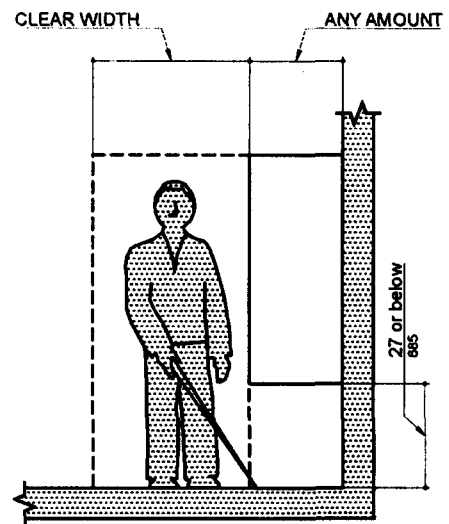
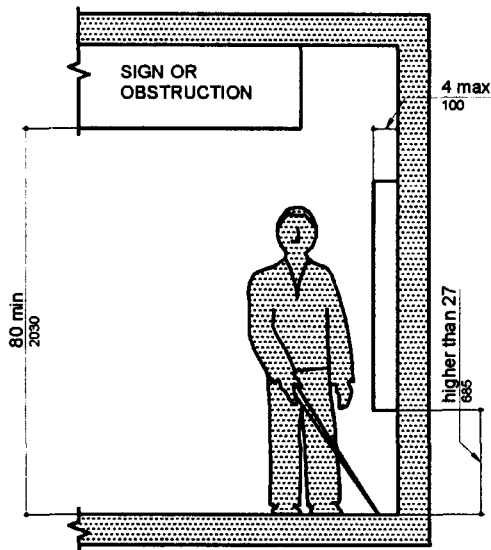


(c)
Changes in Level

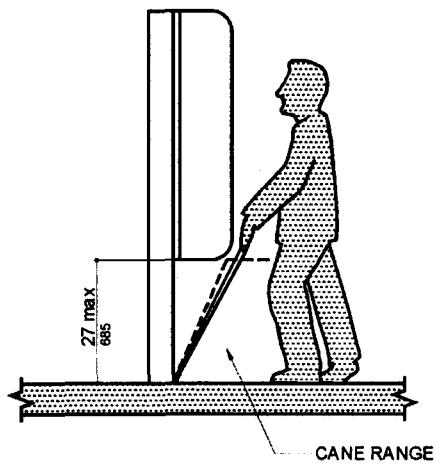


(d)
Changes in Level

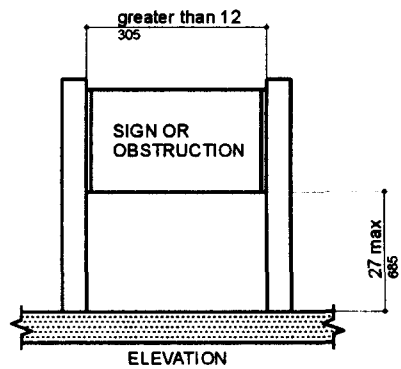
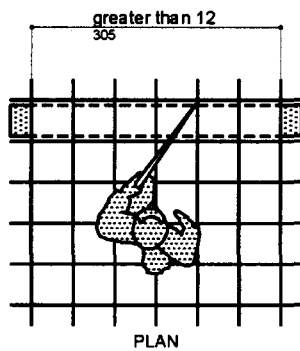
**FIGURE 7
ACCESSIBLE ROUTE**



(a)
Walking Parallel to a Wall

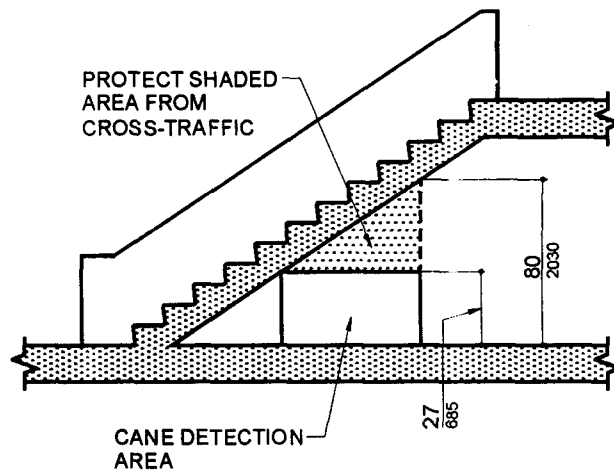


(b)
Walking Perpendicular to a Wall

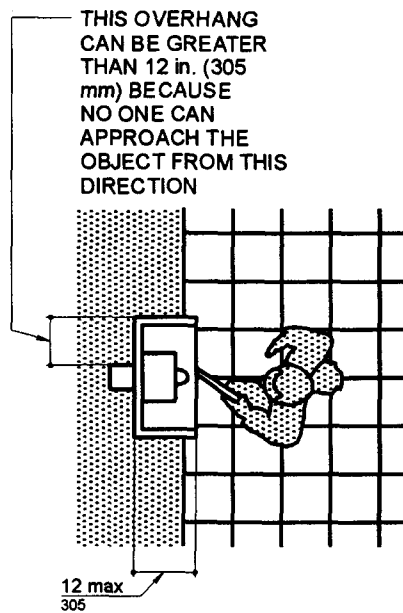


(c)
Free-Standing Overhanging Objects

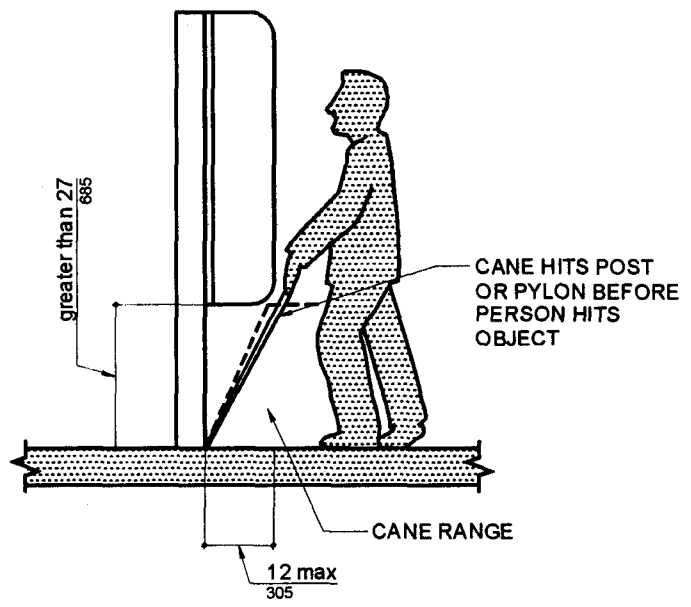
**FIGURE 8
PROTRUDING OBJECTS**



(c-1)
Overhead Hazards



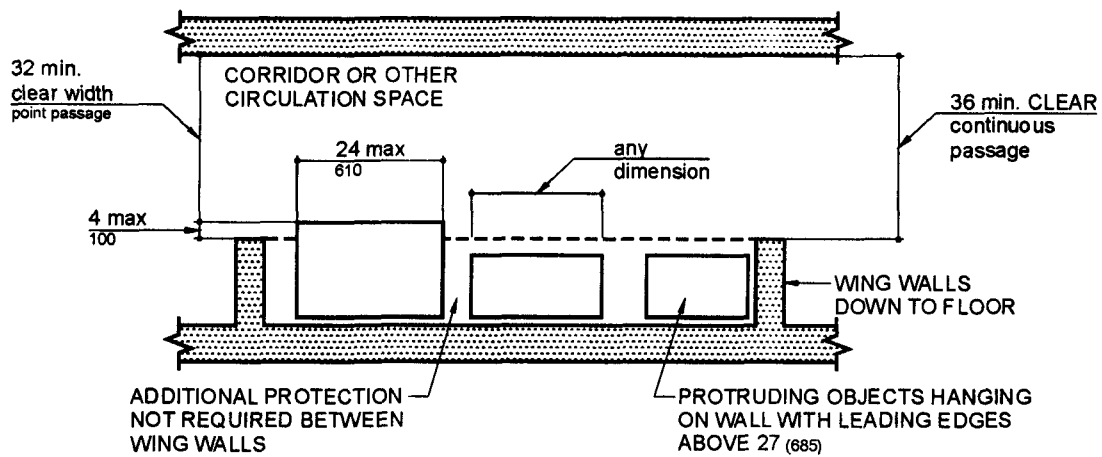
PLAN



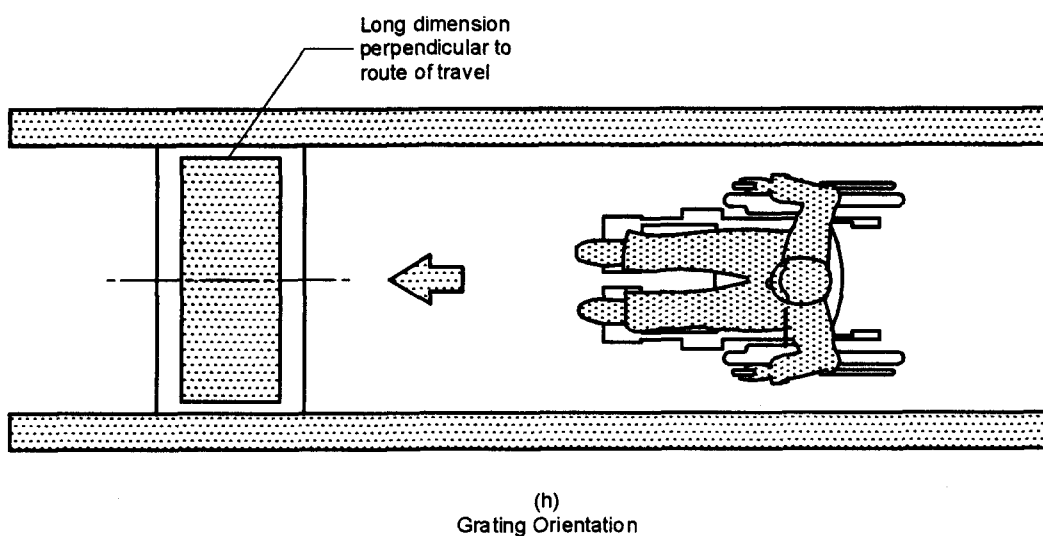
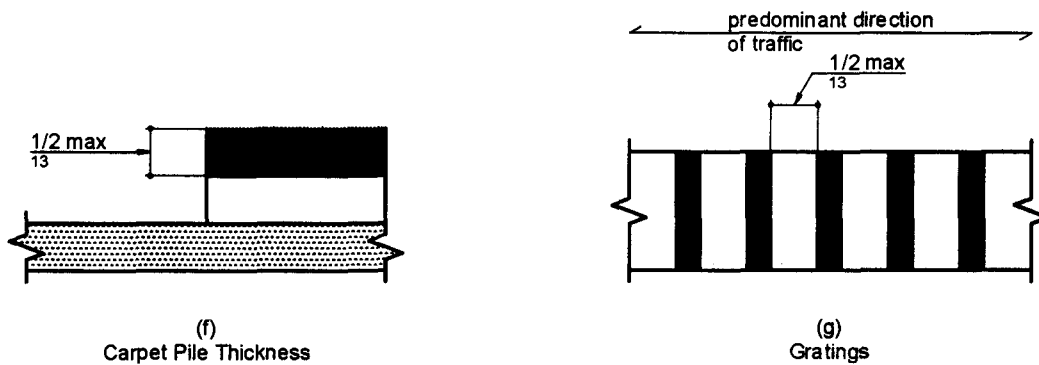
ELEVATION

(d)
Objects Mounted on Posts or Pylons

FIGURE 8
PROTRUDING OBJECTS (continued)

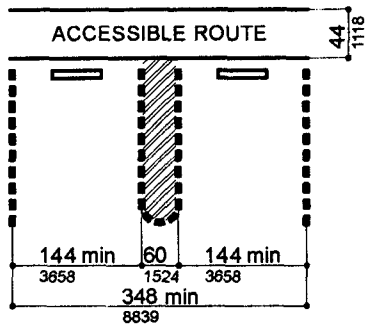


(e)
Example of Protection Around Wall-Mounted Objects
and Measurements of Clear Widths

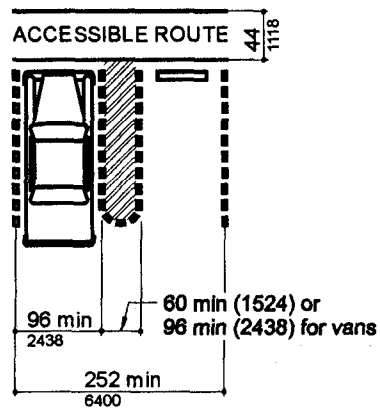


(h)
Grating Orientation

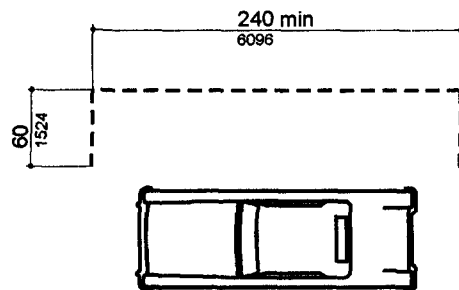
FIGURE 8
PROTRUDING OBJECTS (continued)



**FIGURE 9(A)
STANDARDS PARKING SPACE DESIGN**



**FIGURE 9(B)
ALTERNATIVE PARKING SPACES FOR
THEME PARK AND ENTERTAINMENT COMPLEX ONLY**



**FIGURE 10
ACCESS AISLE AT PASSENGER LOADING ZONES**

ADJOINING SLOPE
SHALL NOT
EXCEED 1:20

SLOPE = Y : X
WHERE X IS A
LEVEL PLANE

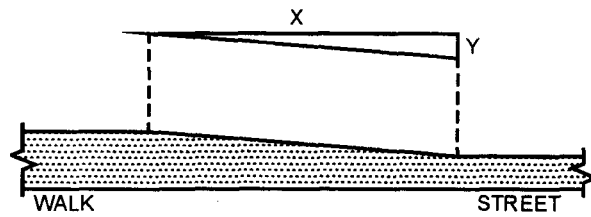


FIGURE 11
MEASUREMENT OF CURB RAMP SLOPES

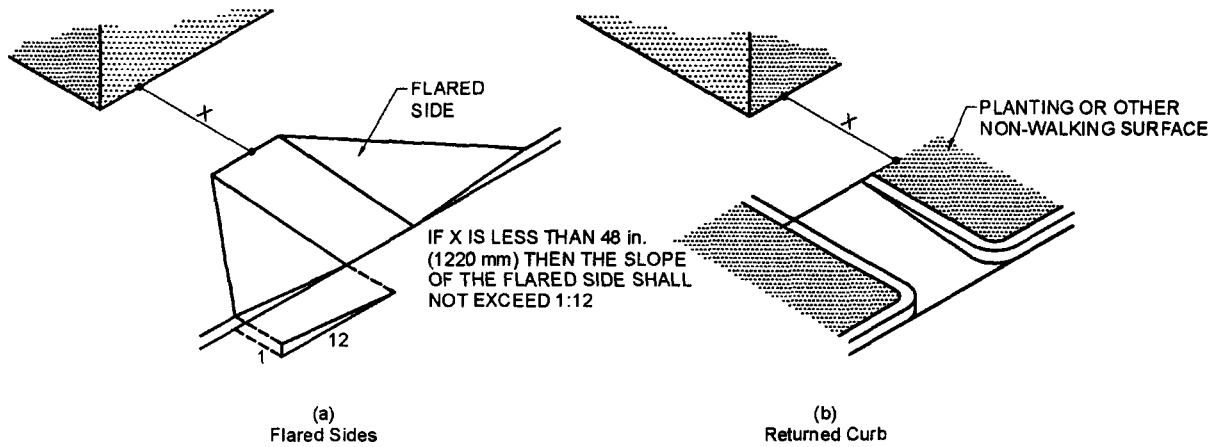


FIGURE 12
SIDES OF CURB RAMP

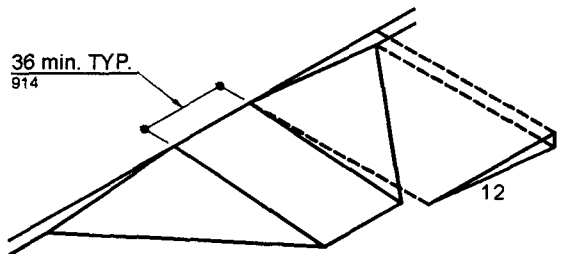
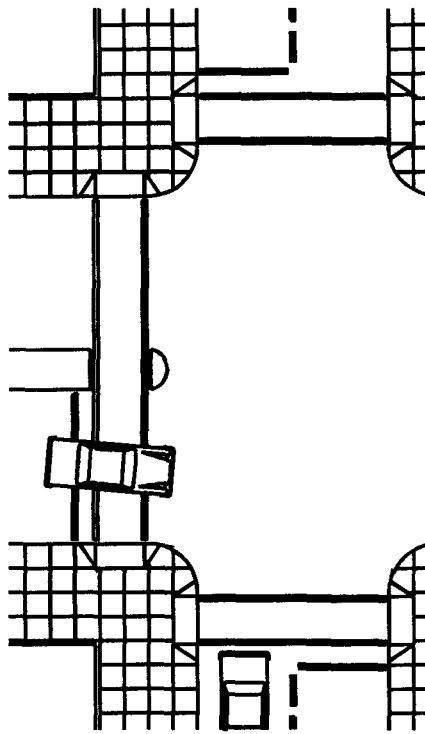
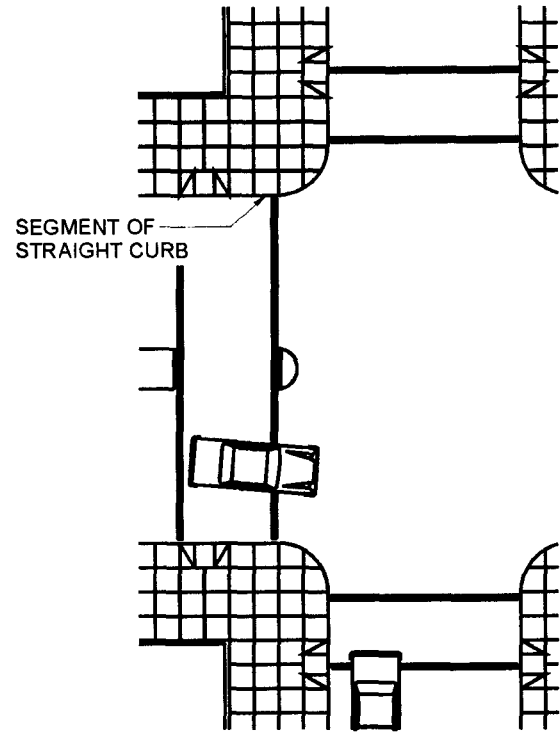


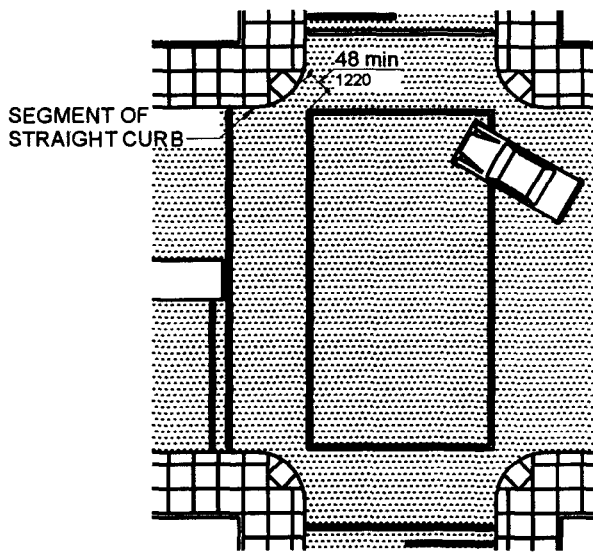
FIGURE 13
BUILT-UP CURB RAMP



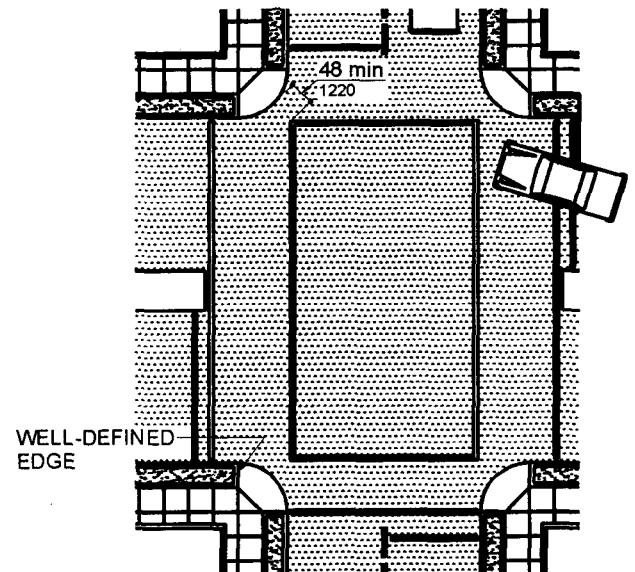
(a)



(b)

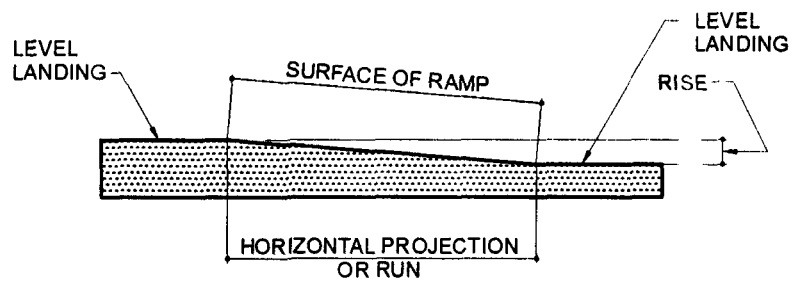


(c)



(d)

FIGURE 15
CURB RAMPS AT MARKED CROSSINGS



Slope	Maximum Rise		Maximum Horizontal Projection	
	in.	mm	ft	m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

FIGURE 16
COMPONENTS OF A SINGLE RAMP RUN AND SAMPLE RAMP DIMENSIONS

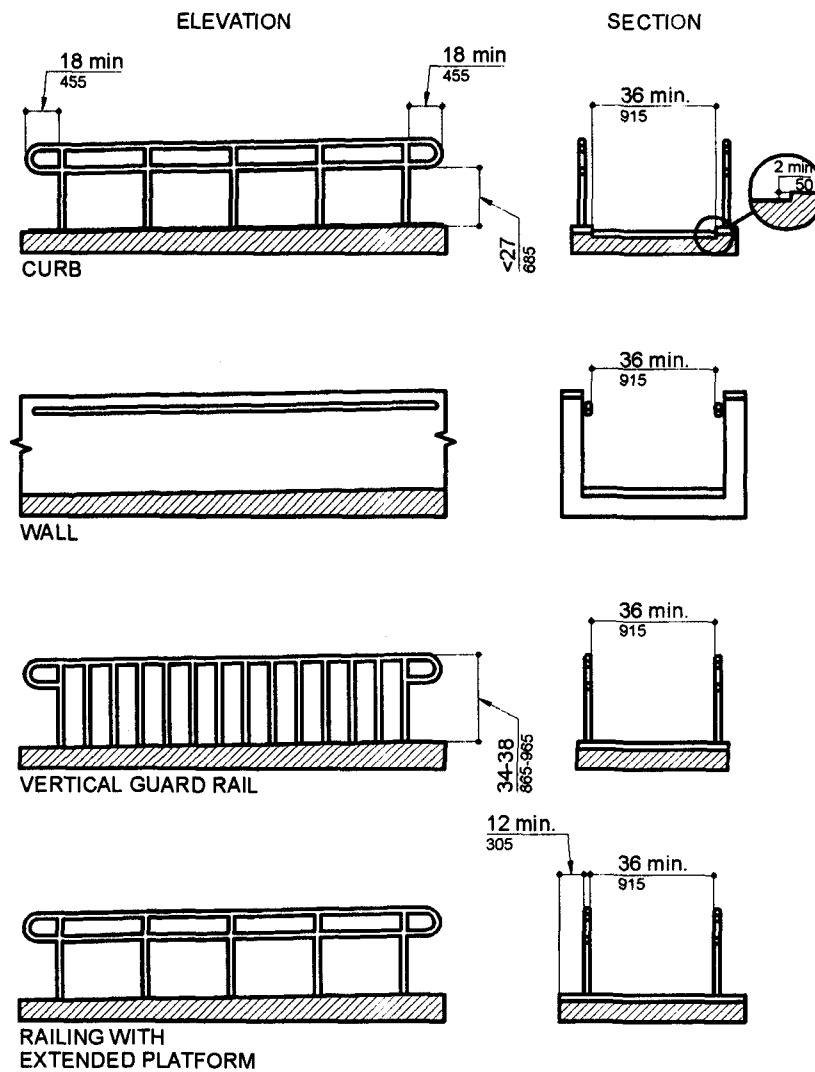


FIGURE 17
EXAMPLES OF EDGE PROTECTION AND HANDRAIL EXTENSIONS

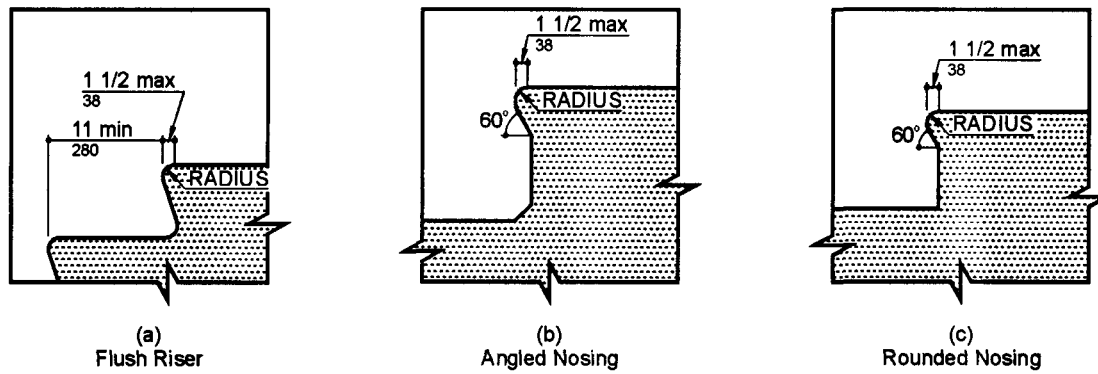
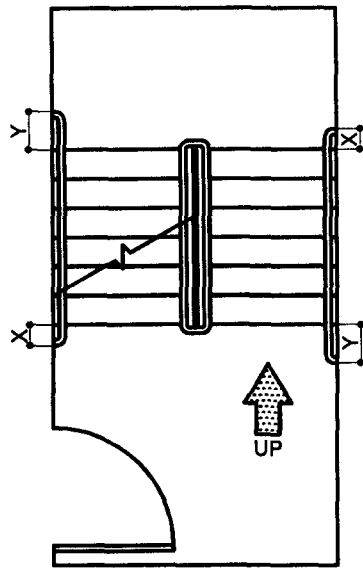
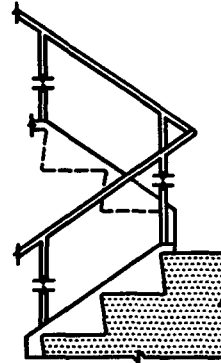


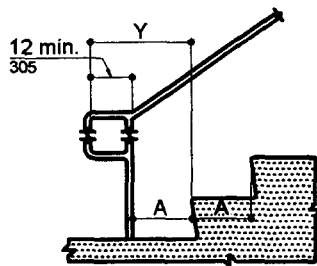
FIGURE 18
USABLE TREAD WIDTH AND EXAMPLES OF ACCEPTABLE NOSINGS



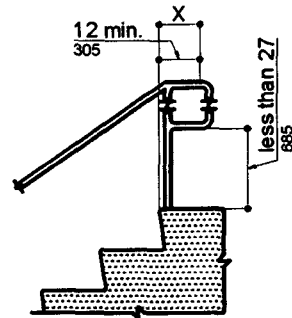
(a)
Plan



(b)
Elevation of
Center Handrail



(c)
Extension at
Bottom of Run

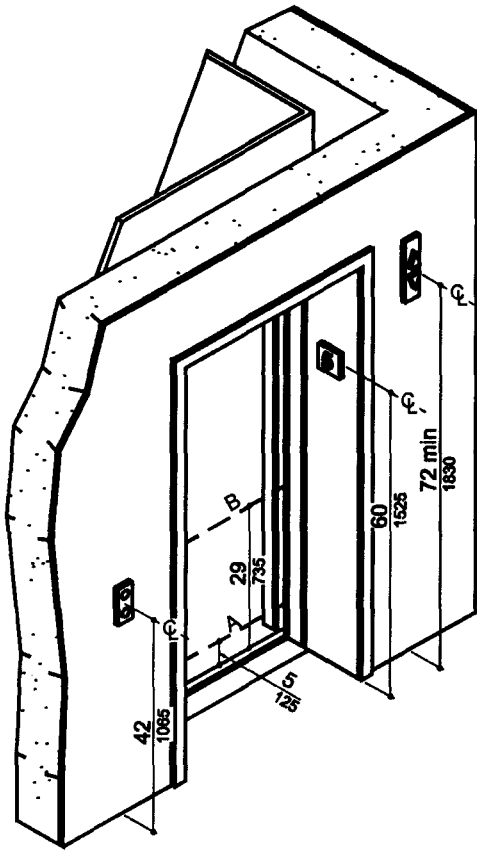


(d)
Extension at
Top of Run

NOTE: X IS THE 12 IN. MINIMUM HANDRAIL EXTENSION
REQUIRED AT EACH TOP RISER

Y IS THE MINIMUM HANDRAIL EXTENSION OF 12 IN.
PLUS THE WIDTH OF ONE TREAD THAT IS
REQUIRED AT EACH BOTTOM RISER.

**FIGURE 19
STAIR HANDRAILS**



NOTE: The automatic door reopening device is activated if an object passes through either line A or B. Line A and line B represent the vertical locations of the door reopening device not requiring contact

FIGURE 20
HOISTWAY AND ELEVATOR ENTRANCES

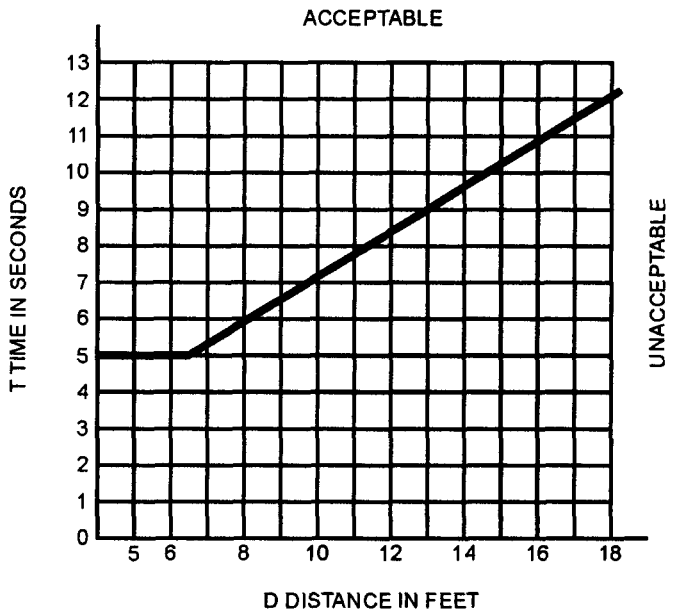


FIGURE 21
GRAPH OF TIMING EQUATION

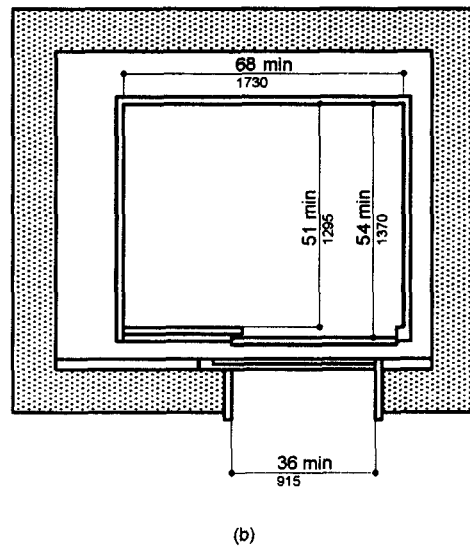
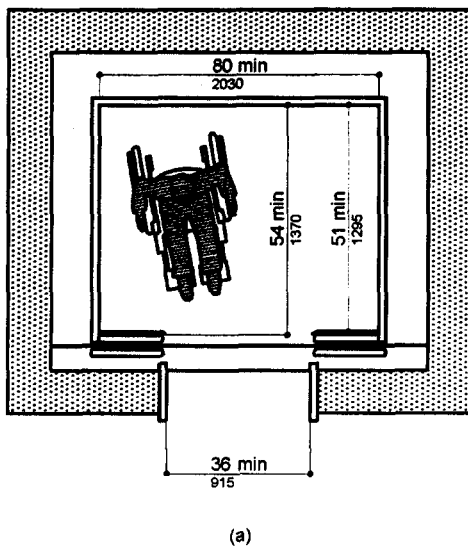
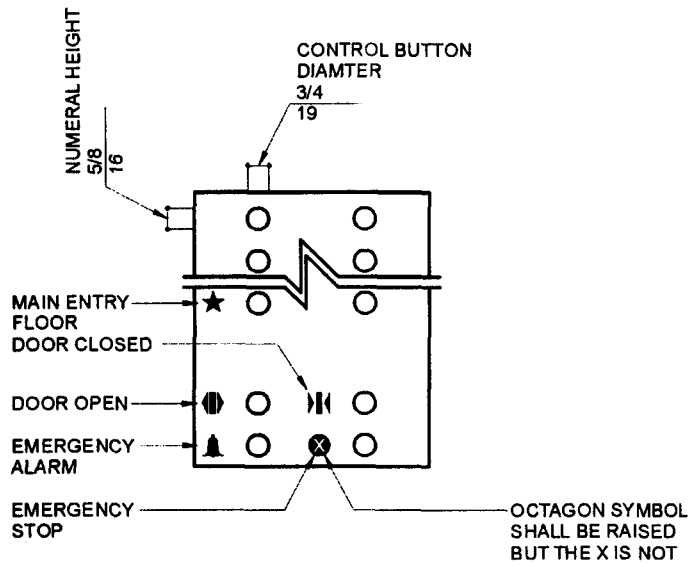
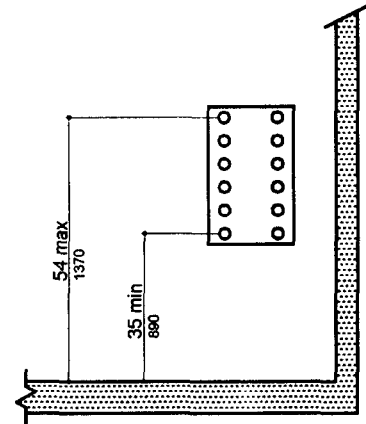


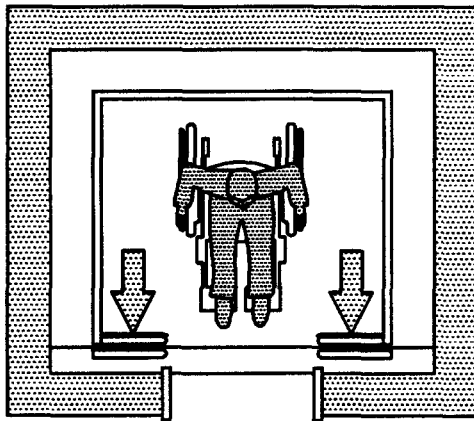
FIGURE 22
MINIMUM DIMENSIONS OF ELEVATOR CARS



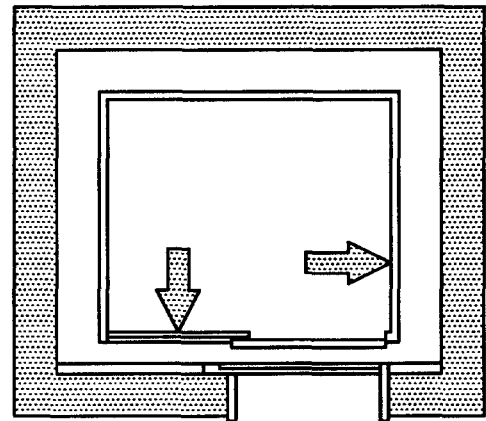
(a)
Panel Detail



(c)
Car Control Height

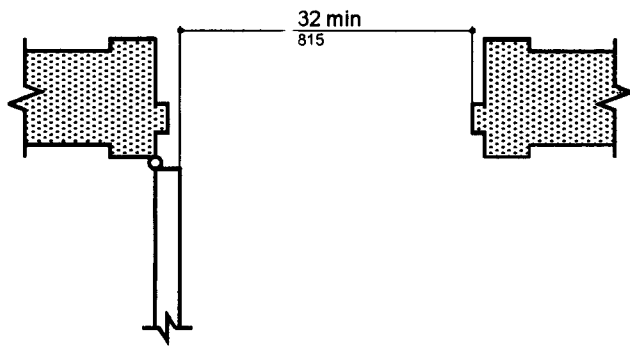


(b)
Alternate Locations
of Panel with
Center Opening Door

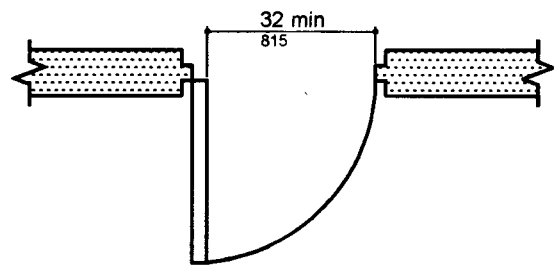


(d)
Alternate Locations
of Panel with Side Opening Door

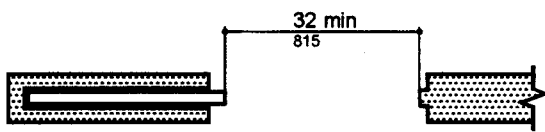
**FIGURE 23
CAR CONTROLS**



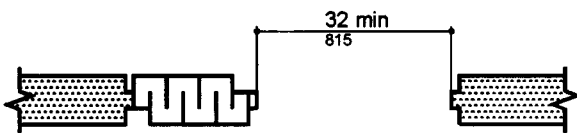
(a)
Detail



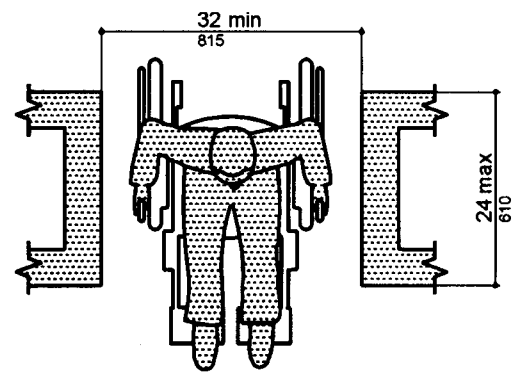
(b)
Hinged Door



(c)
Sliding Door

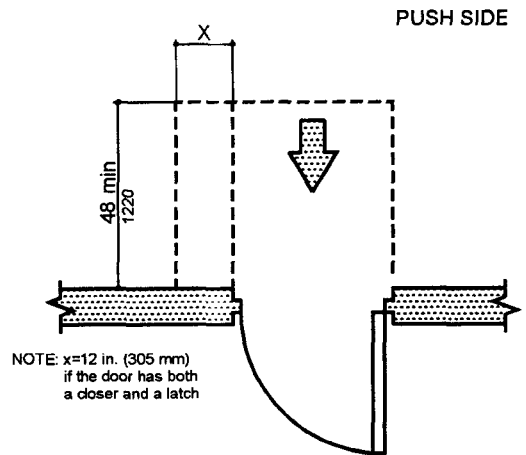
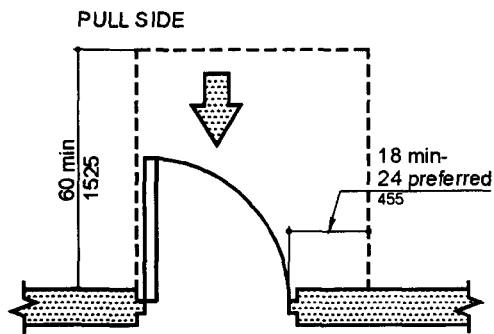


(d)
Folding Door

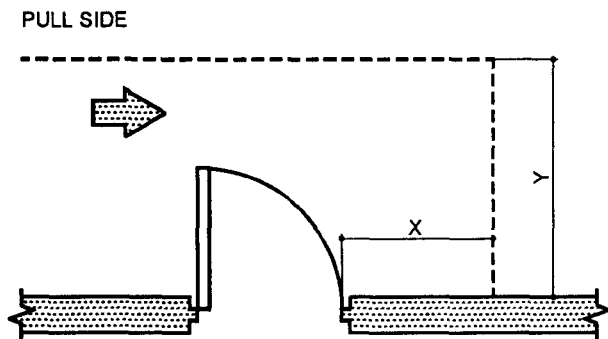


(e)
Maximum Doorway Depth

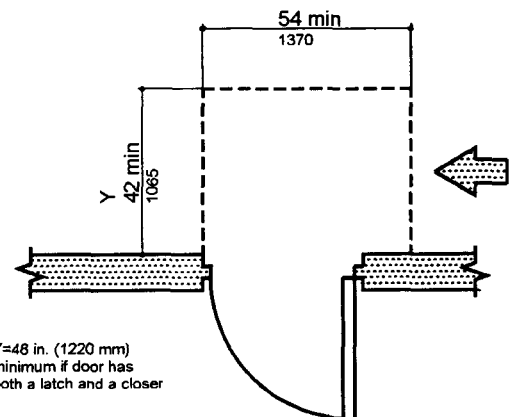
**FIGURE 24
CLEAR DOORWAY WIDTH AND DEPTH**



(a)
Front Approaches - Swinging Doors



NOTE: $X=36$ in. (915 mm) minimum
If $Y = 80$ in. (1525 mm); $X=42$ in. (1065 mm)
minimum if $Y=54$ in. (1370 mm)

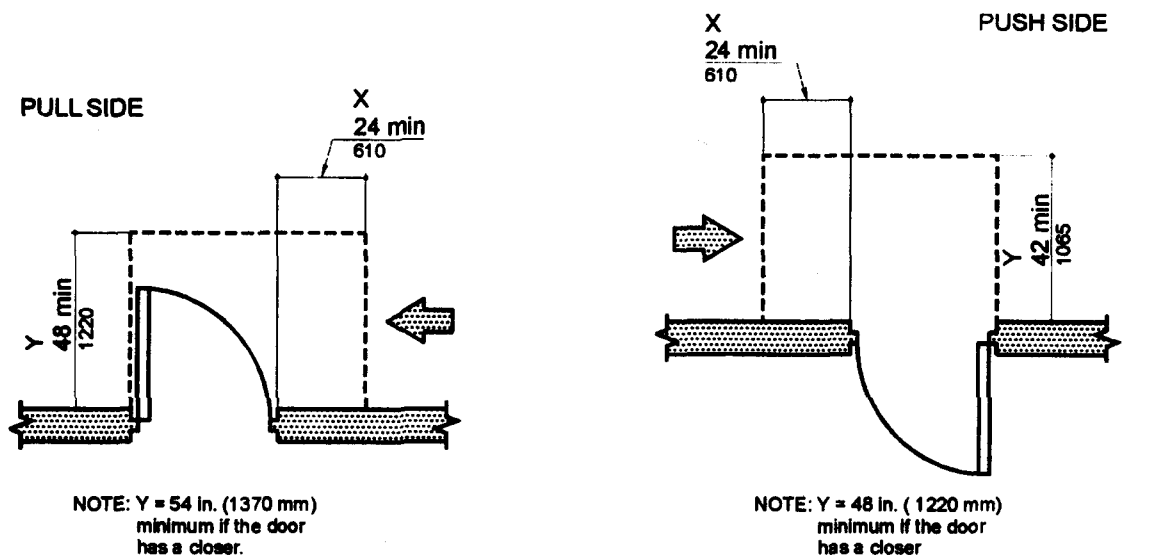


NOTE: $Y=48$ in. (1220 mm) minimum if door has both a latch and a closer

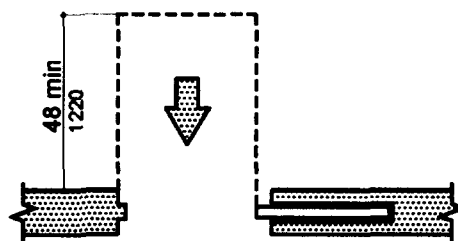
(b)
Hinge-side Approaches - Swinging Doors

NOTE: All doors in alcoves shall comply with the clearances for front approaches.

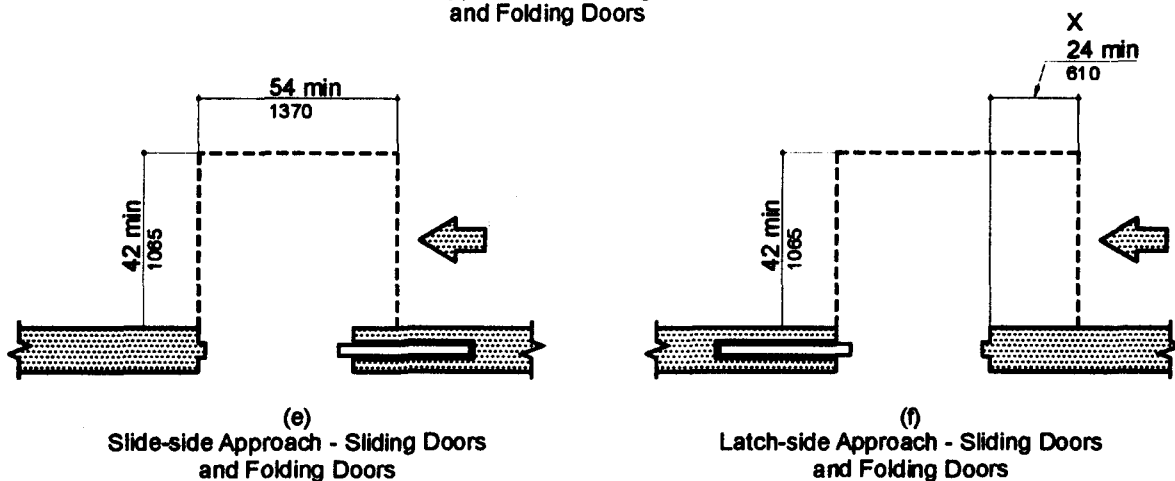
**FIGURE 25
MANEUVERING CLEARANCE AT DOORS**



(c) Latch-side Approaches - Swinging Doors



(d) Front Approaches - Sliding Doors and Folding Doors



NOTE: All doors in alcoves shall comply with the clearances for front approaches.

FIGURE 25 (continued)
MANEUVERING CLEARANCE AT DOORS

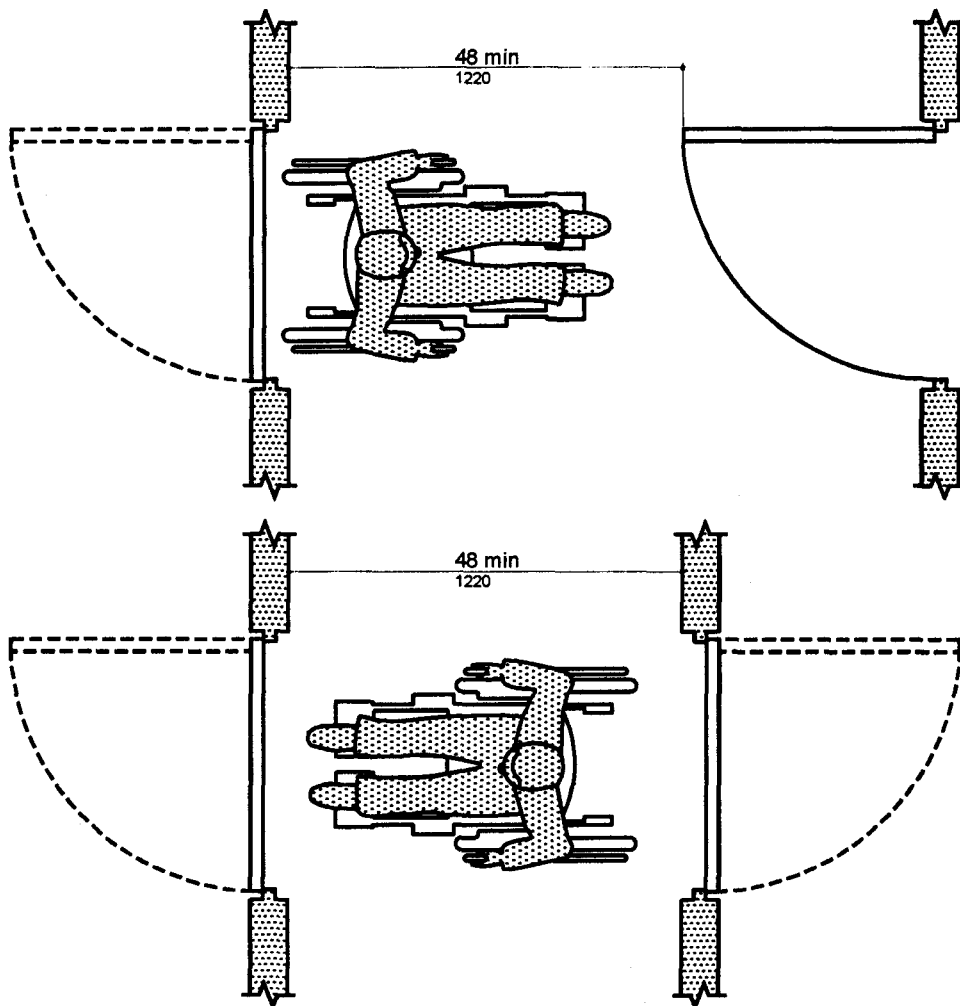


FIGURE 26
TWO HINGED DOORS IN SERIES

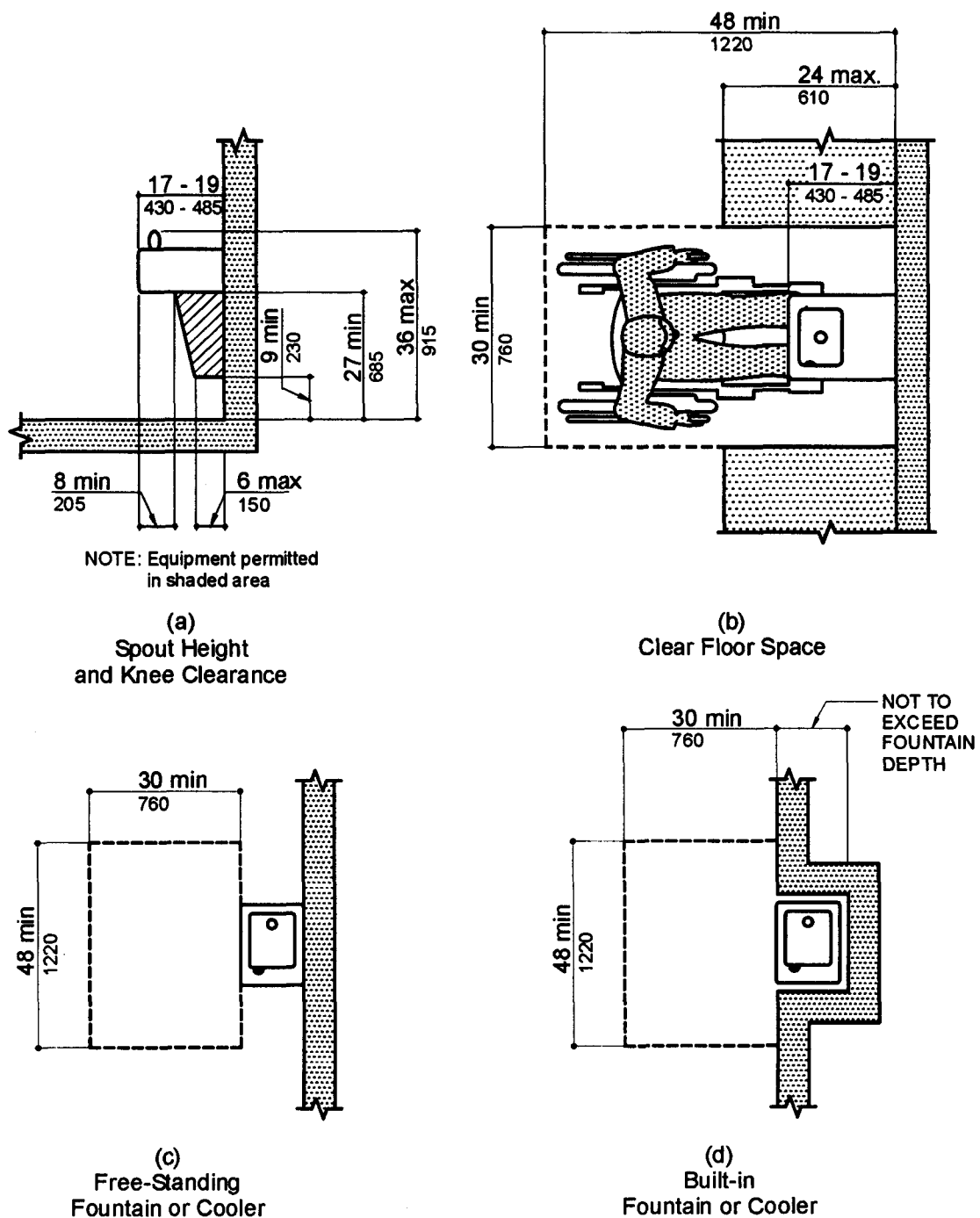


FIGURE 27
DRINKING FOUNTAINS AND WATER COOLERS

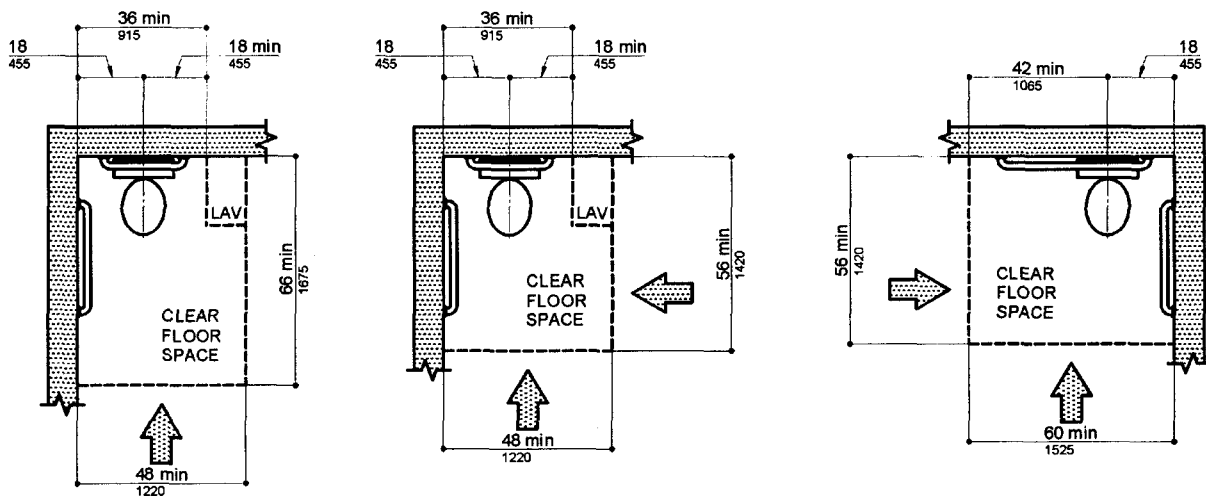
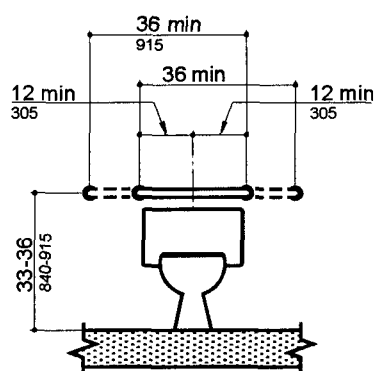
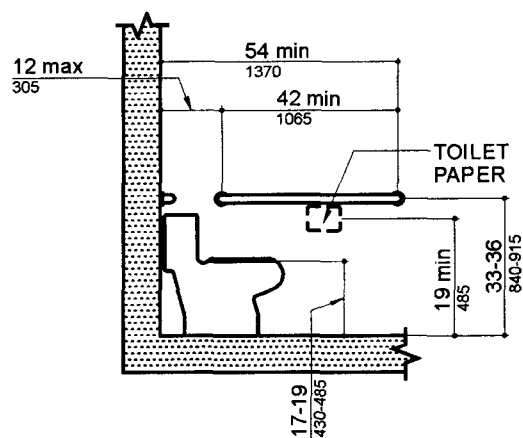


FIGURE 28
CLEAR FLOOR SPACE AT WATER CLOSETS (NOT IN STALL)

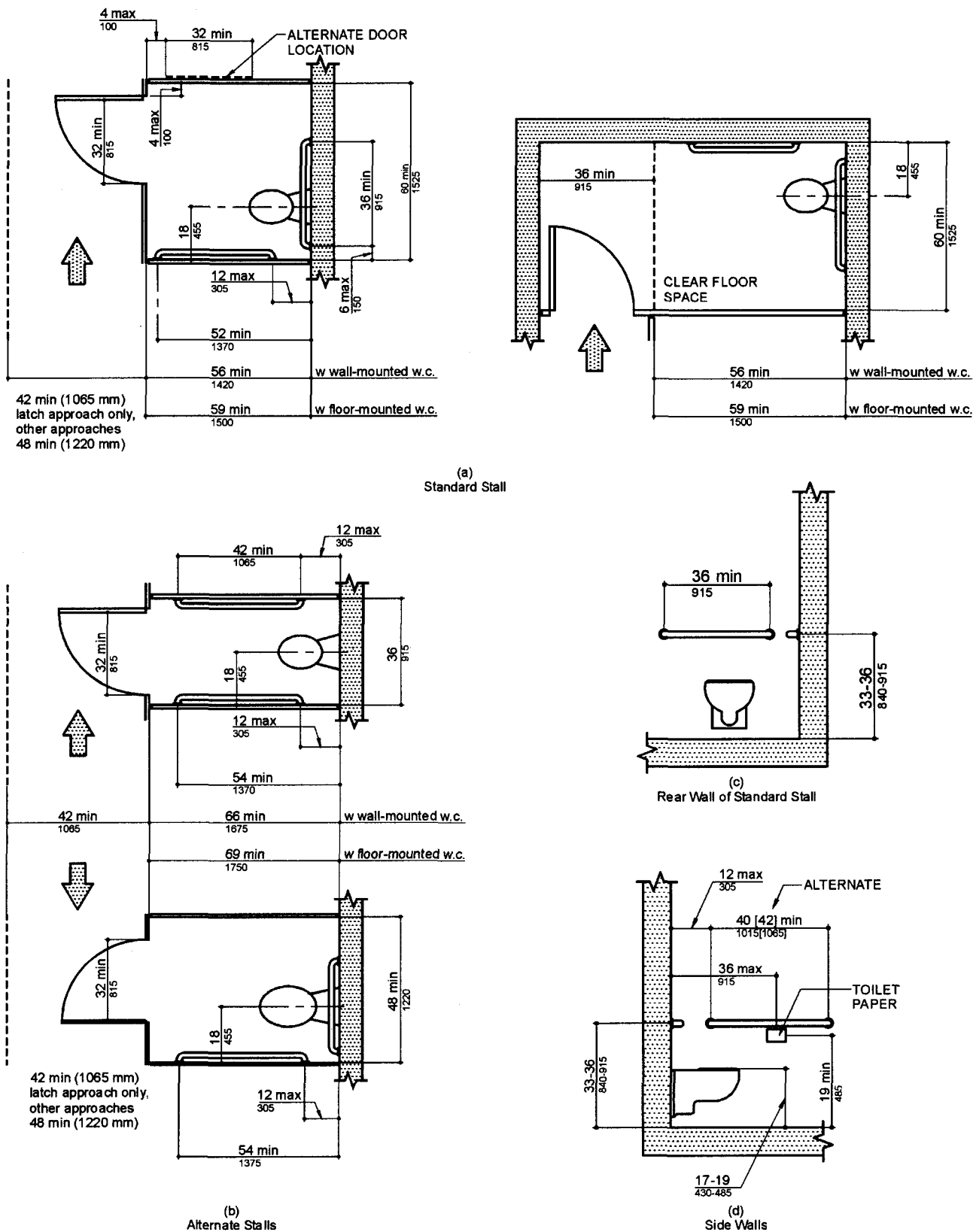


(a)
BACK WALL

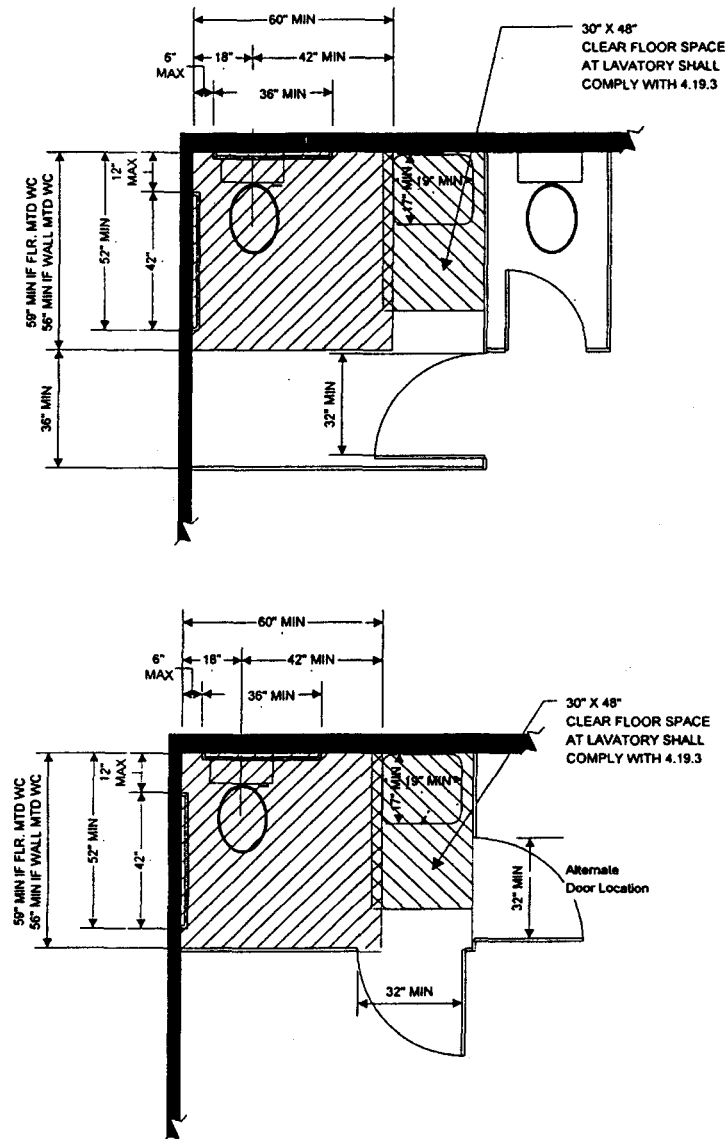


(b)
SIDE WALL

FIGURE 29
GRAB BARS AT WATER CLOSETS

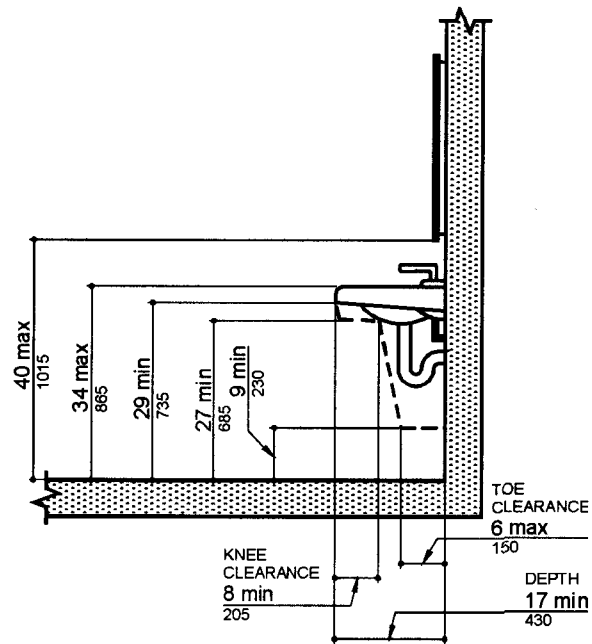


**FIGURE 30
TOILET STALLS**

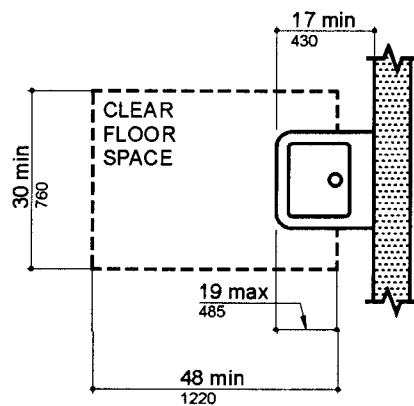


IN NEW CONSTRUCTION, A LAVATORY SHALL BE PROVIDED WITHIN THE ACCESSIBLE TOILET STALL. THE LAVATORY SHALL NOT ENCROACH INTO THE REQUIRED CLEAR FLOOR SPACE FOR THE WATER CLOSET. SEE FIGURE 30 (a) FOR THE REQUIRED CLEAR FLOOR SPACE FOR THE WATER CLOSET. THE LOCATION SHOWN FOR THE LAVATORY IS ONLY ONE OF MANY POSSIBLE LOCATIONS WITHIN THE ACCESSIBLE TOILET STALL. THE WATER CLOSET SHALL BE LOCATED IN THE CORNER DIAGONAL TO THE DOOR. THE TOILET STALL DOOR SHALL NOT SWING INTO THE REQUIRED CLEAR FLOOR SPACE FOR ANY FIXTURE. FLUSH CONTROL SHALL COMPLY WITH SECTION 4.16.5.

FIGURE 30e
TOILET STALL NEW CONSTRUCTION



**FIGURE 31
LAVATORY CLEARANCES**



**FIGURE 32
CLEAR FLOOR SPACE AT LAVATORIES**

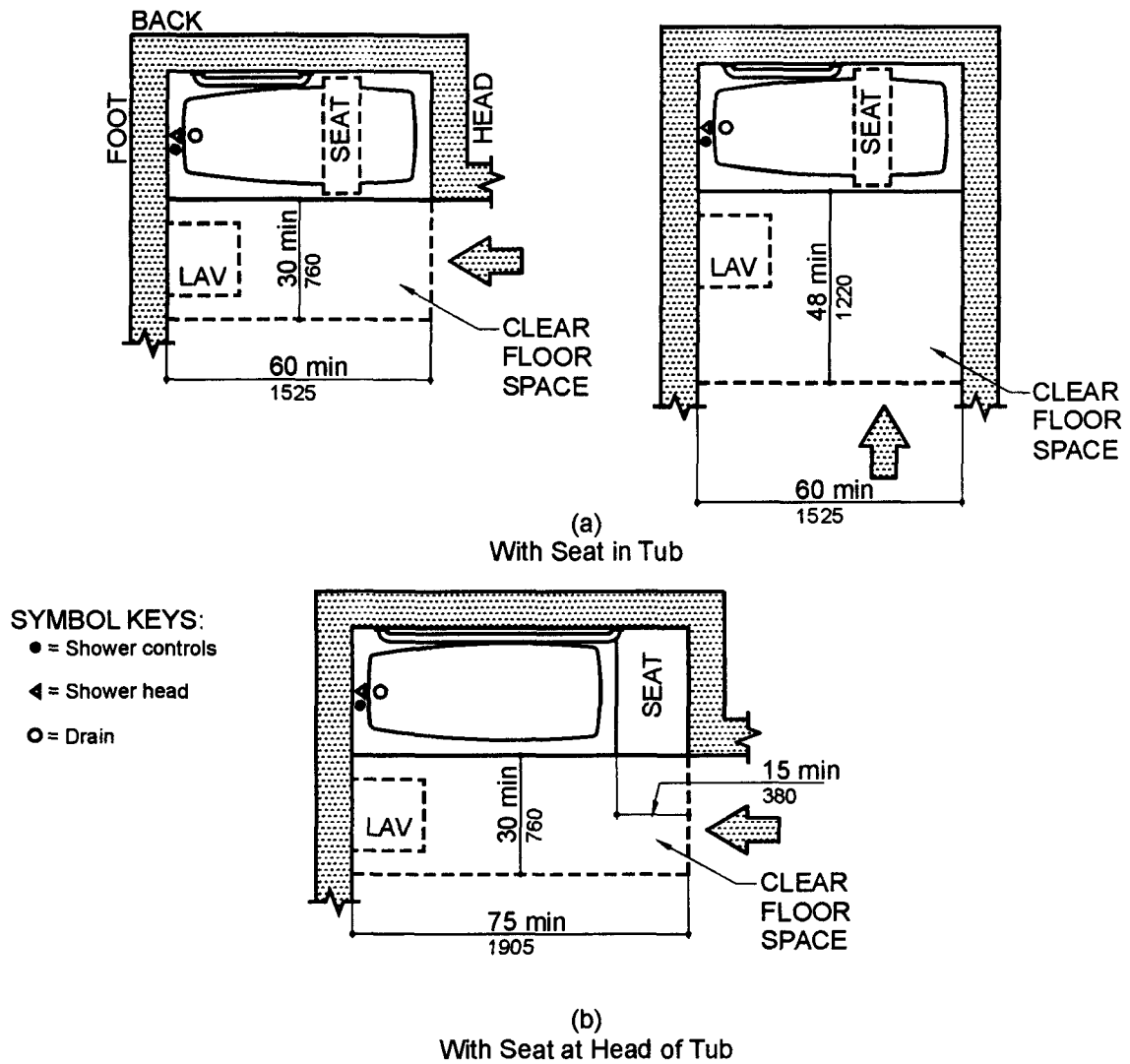


FIGURE 33
CLEAR FLOOR SPACE AT BATHTUBS

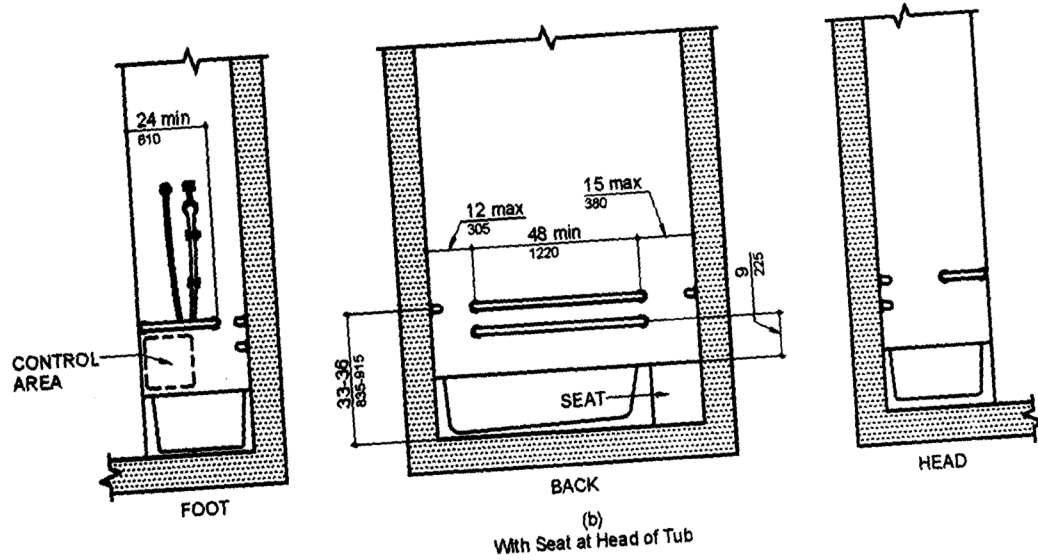
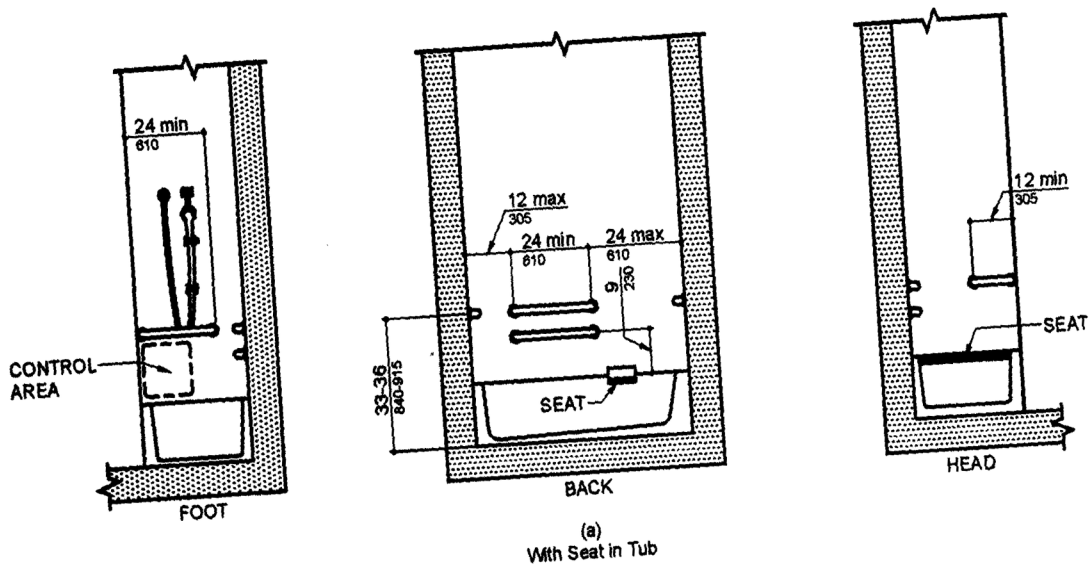


FIGURE 34
GRAB BARS AT BATHTUBS

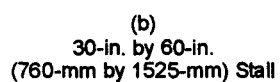
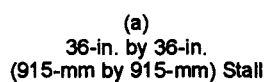
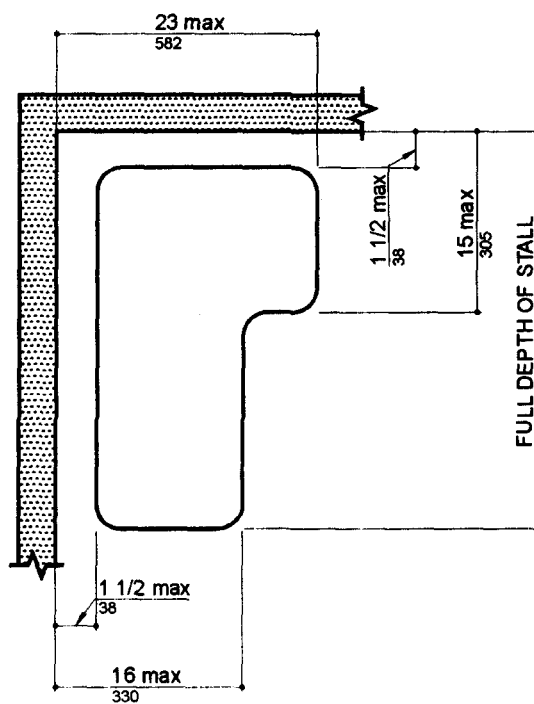
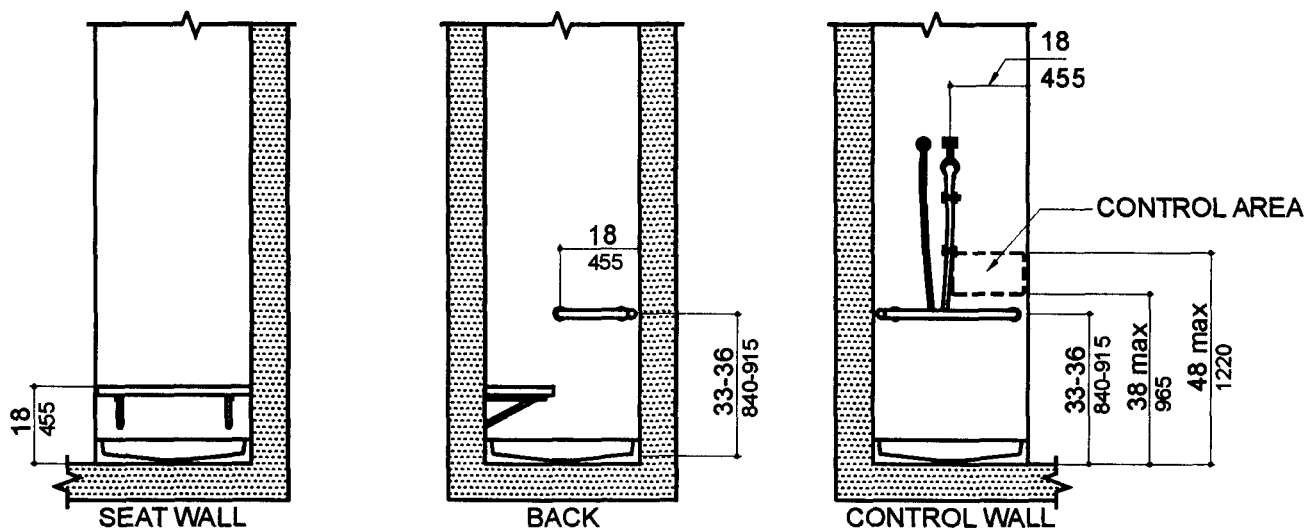


FIGURE 35
SHOWER SIZE AND CLEARANCES

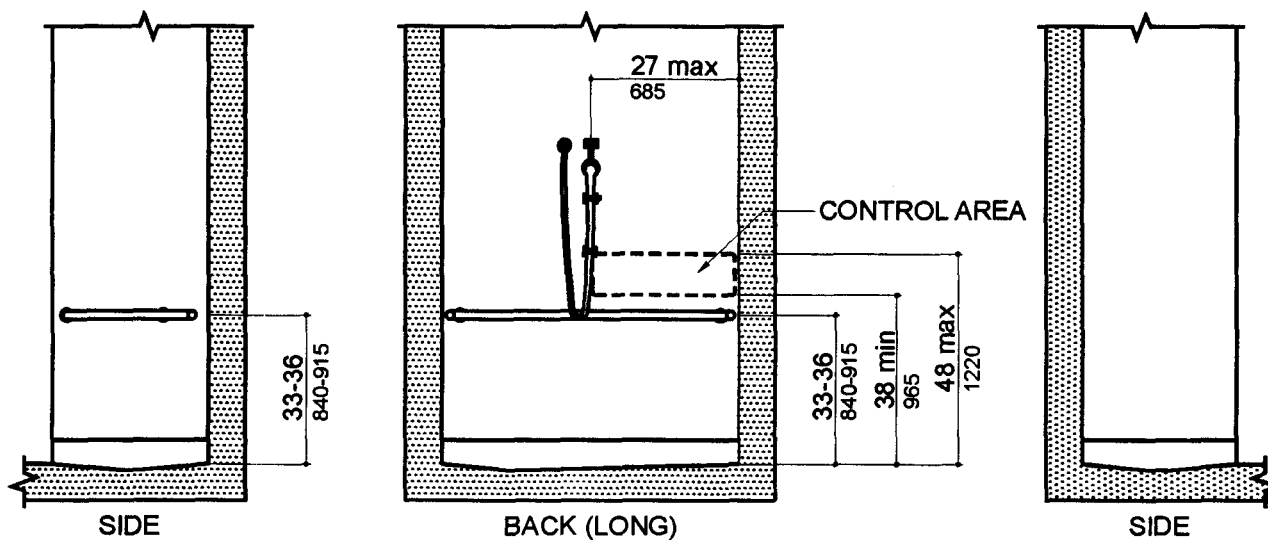


**FIGURE 36
SHOWER SEAT DESIGN**



(a)

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

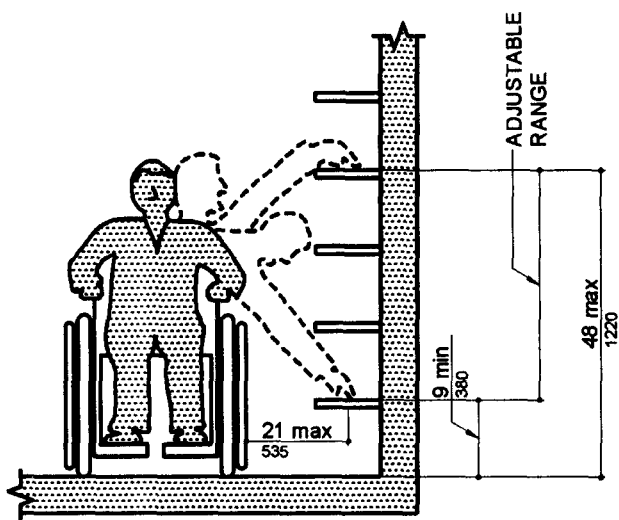


(b)

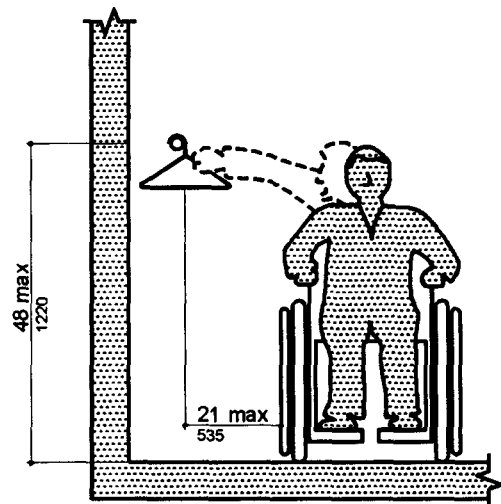
30-in by 60-in (760-mm by 1525-mm) Stall

NOTE: Shower head and control area may be on back (long) wall (as shown) or on either side wall.

FIGURE 37
GRAB BARS AT SHOWER STALLS



(a)
Shelves



(b)
Closets

FIGURE 38
STORAGE SHELVES AND CLOSETS

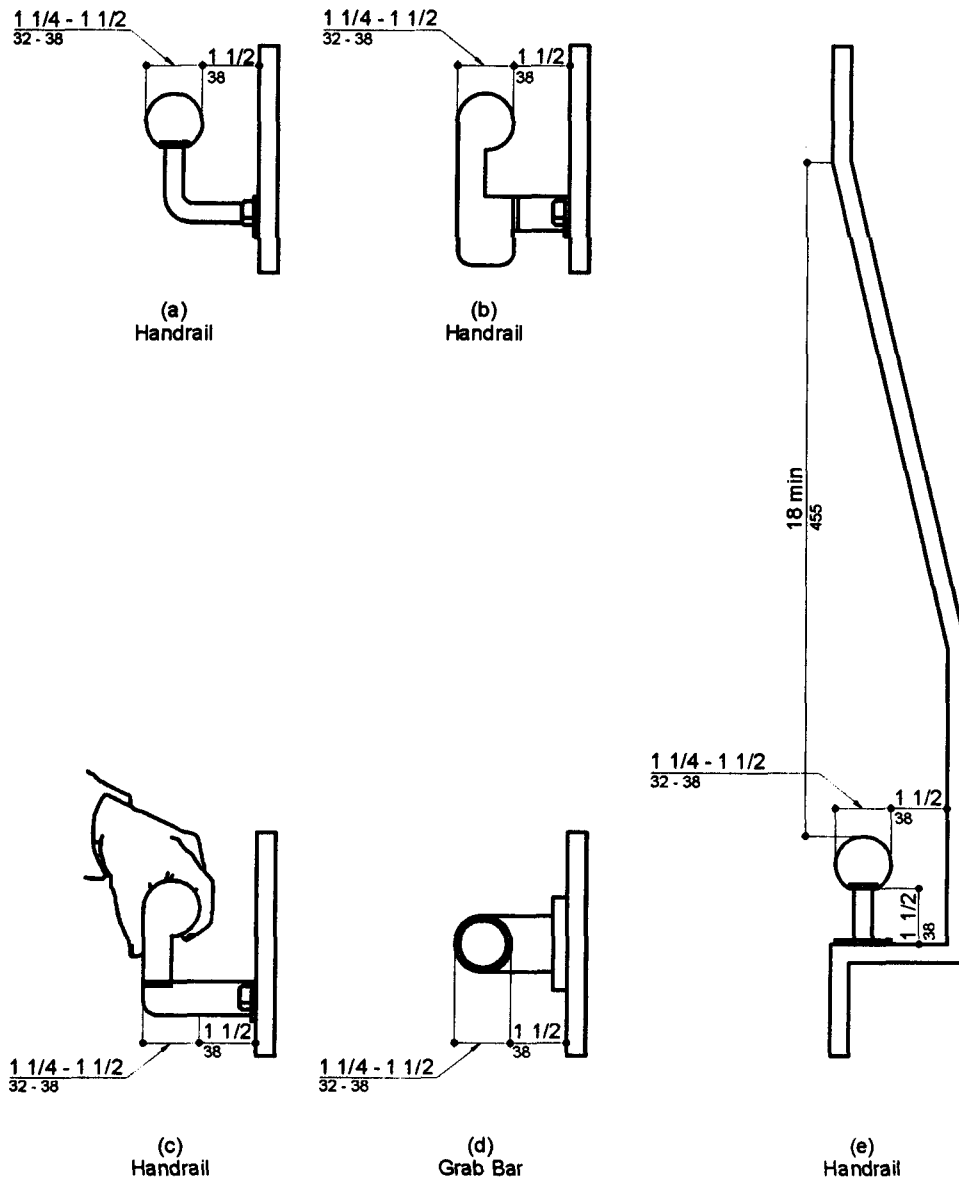
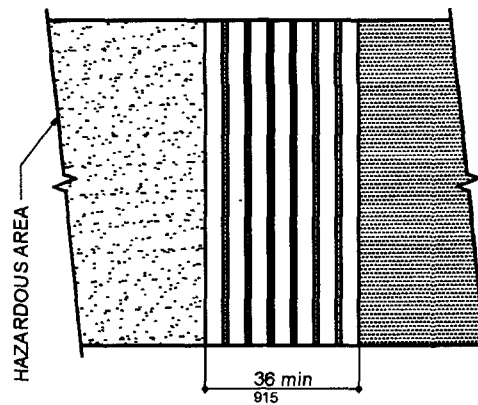
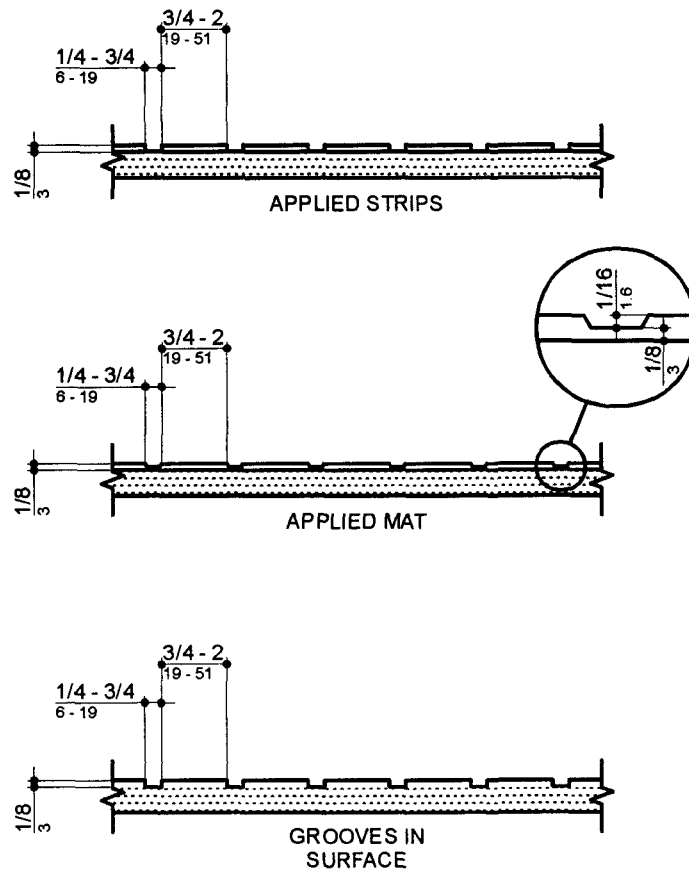


FIGURE 39
SIZE AND SPACING OF HANDRAILS AND GRAB BARS



(a) Plan of Detectable Warning Surface

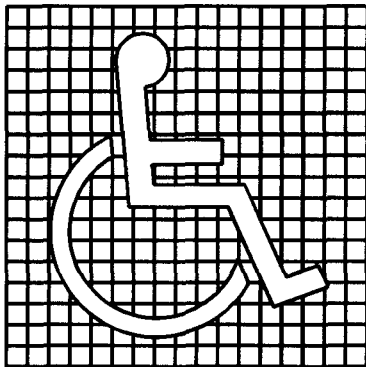
FIGURE 40 (A)
STRIPS AND GROOVES USED AS DETECTABLE WARNINGS ON WALKING SURFACES



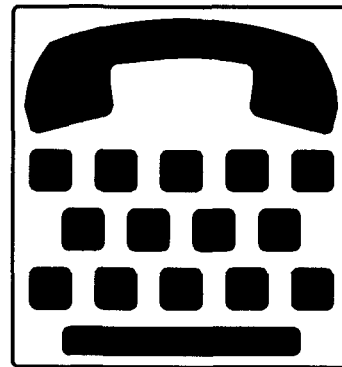
NOTE: Grooves may be used only indoors

(b) Sections of Detectable Warning Surfaces

FIGURE 40 (B)
STRIPS AND GROOVES USED AS DETECTABLE WARNINGS ON WALKING SURFACES



(a) Proportions
International Symbol
of Accessibility



(c)
International TDD Symbol

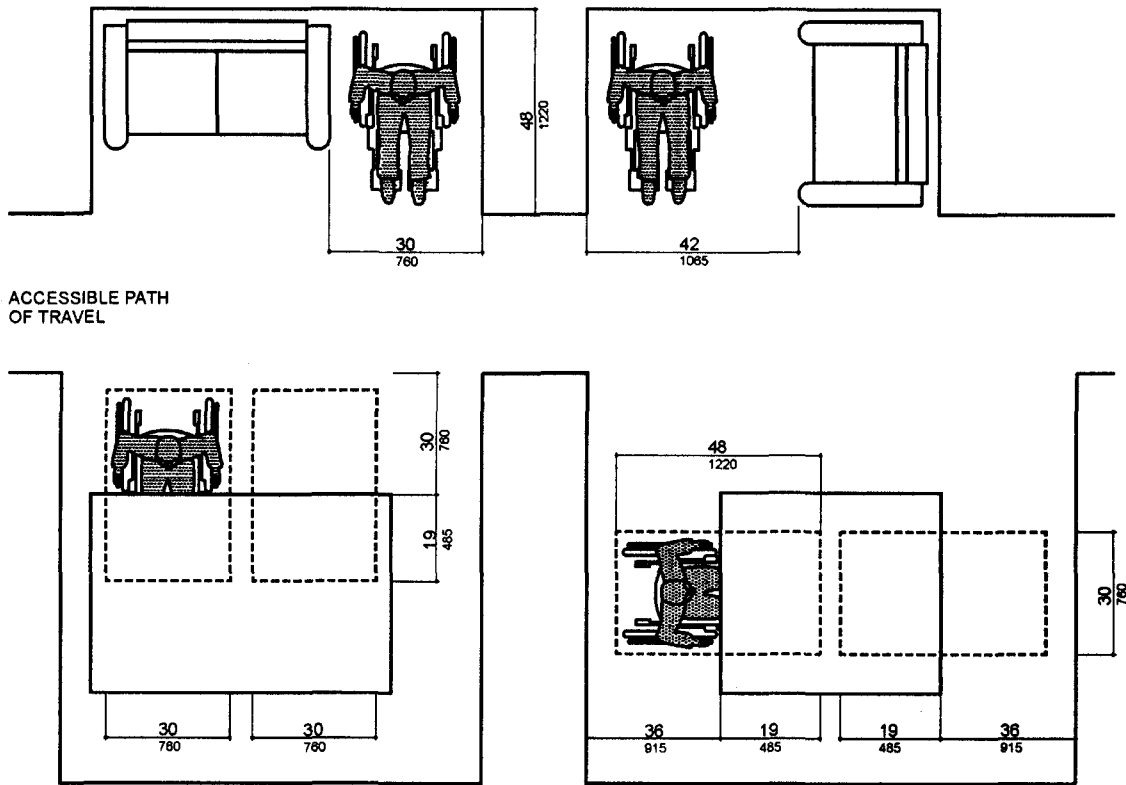


(b)
Display Conditions
International Symbol
of Accessibility



(d)
International Symbol of
Access for Hearing Loss

**FIGURE 43
INTERNATIONAL SYMBOLS**



ACCESSIBLE PATH
OF TRAVEL

FIGURE 45
MINIMUM CLEARANCES FOR SEATING AND TABLES

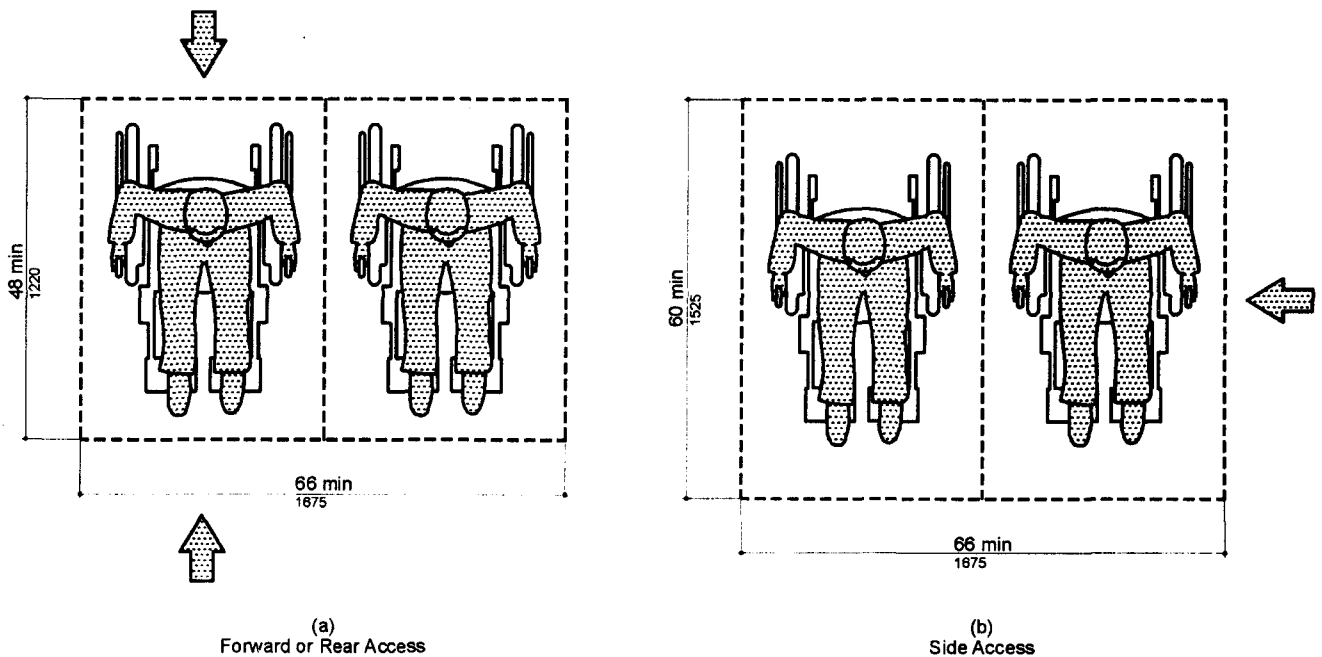
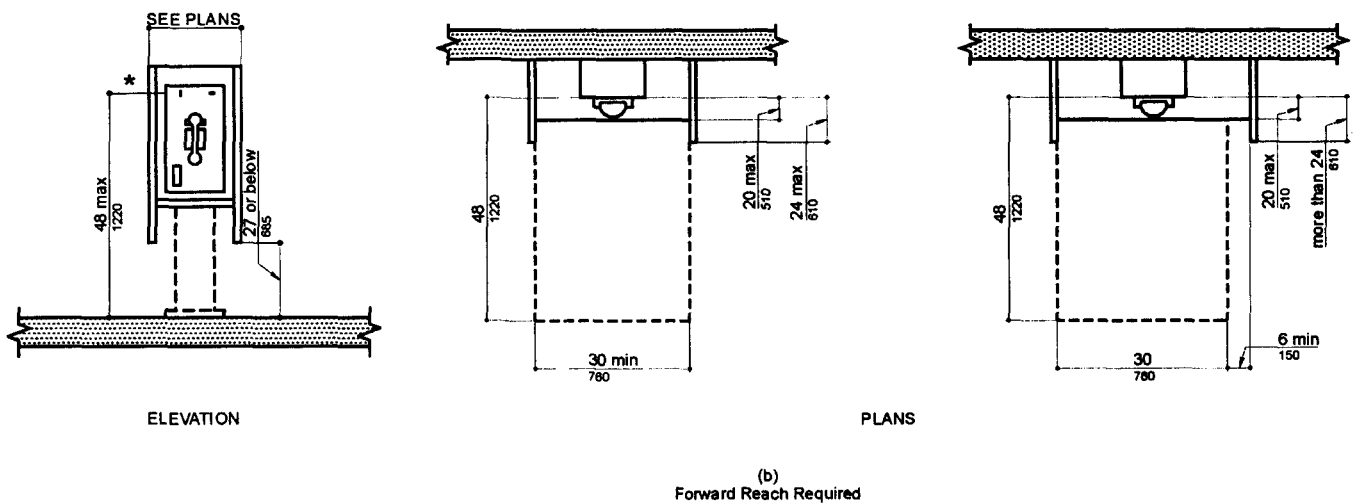
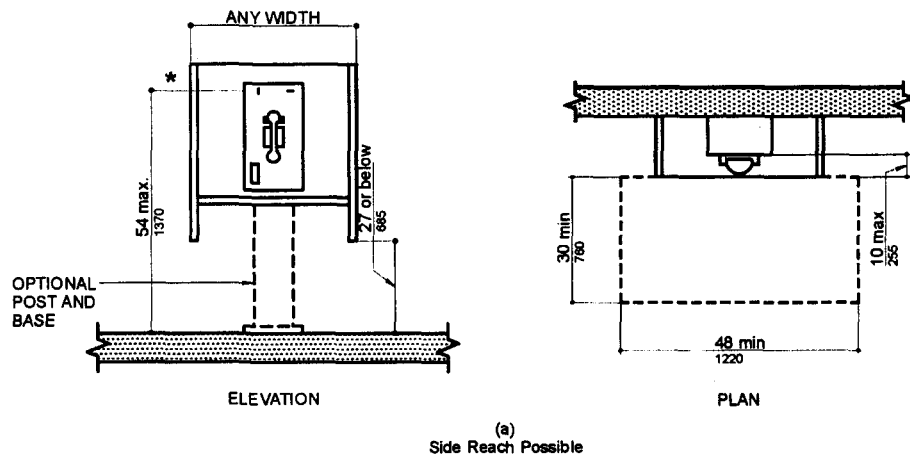
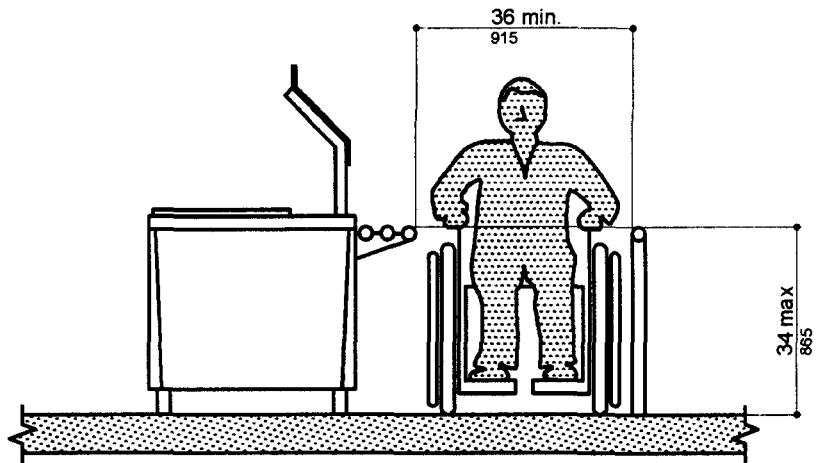


FIGURE 46
SPACE REQUIREMENTS FOR WHEELCHAIR SEATING SPACES IN SERIES

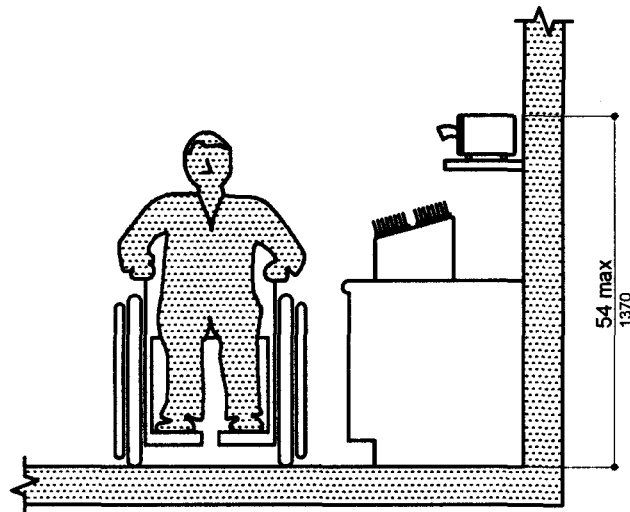


* HEIGHT TO HIGHEST OPERABLE PARTS WHICH ARE
ESSENTIAL TO BASIC OPERATION OF TELEPHONE

FIGURE 44
MOUNTING HEIGHTS AND CLEARANCES FOR TELEPHONES



**FIGURE 53
FOOD SERVICE LINES**



**FIGURE 54
TABLEWARE AREAS**

The text enclosed in shaded boxes indicates changes to the ADA Accessibility Guidelines (ADAAG). Changes are based on requirements established by Florida law and requirements established by 28 CFR 36 subpart A and D.

SECTION 11-1 PURPOSE

11-1.1 This code shall take effect October 1, 1997.

11-1.2 All new or altered buildings and facilities subject to this code which may be frequented in, lived in, or worked in by the public shall comply with this code.

11-1.3 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. This code shall also apply: to state and local government facilities pursuant to S.553.503, *Florida Statutes*; to private clubs pursuant to S.553.505, *Florida Statutes*; and to residential buildings pursuant to S.553.504(2), *Florida Statutes*. It is to be applied during the design, construction, and alteration of such buildings and facilities as required by Sections 553.501-553.512, *Florida Statutes*.

SECTION 11-2 GENERAL

11-2.1 Provisions for Adults.

The specifications in this code are based upon adult dimensions and anthropometrics.

11-2.2 Equivalent Facilitation.

Departures from particular technical and scoping requirements of this code 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.

SECTION 11-3 MISCELLANEOUS INSTRUCTIONS AND DEFINITIONS

11-3.1 Graphic Conventions.

Graphic conventions are shown in Table 1. Dimensions that are not marked minimum or maximum are absolute, unless otherwise indicated in the text or captions.

11-3.2 Dimensional Tolerances.

All dimensions are subject to conventional building industry tolerances for field conditions.

11-3.3 Notes. (*Reserved.*)

11-3.4 General Terminology.

comply with. Meet one or more specifications of the code.

if, if...then. Denotes a specification that applies only when the conditions described are present.

may. Denotes an option or alternative.

shall. Denotes a mandatory specification or requirement.

should. Denotes an advisory specification or recommendation.

11-3.5 Definitions.

Access Aisle. An accessible pedestrian space between elements, such as parking spaces, seating, and desks, that provides clearances appropriate for use of the elements.

Accessible. Describes a site, building, facility, or portion thereof that complies with these guidelines.

Accessible Element. An element specified by these guidelines (for example, telephone, controls, and the like).

Accessible Route. A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor space at fixtures. Exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

Accessible Space. Space that complies with these guidelines.

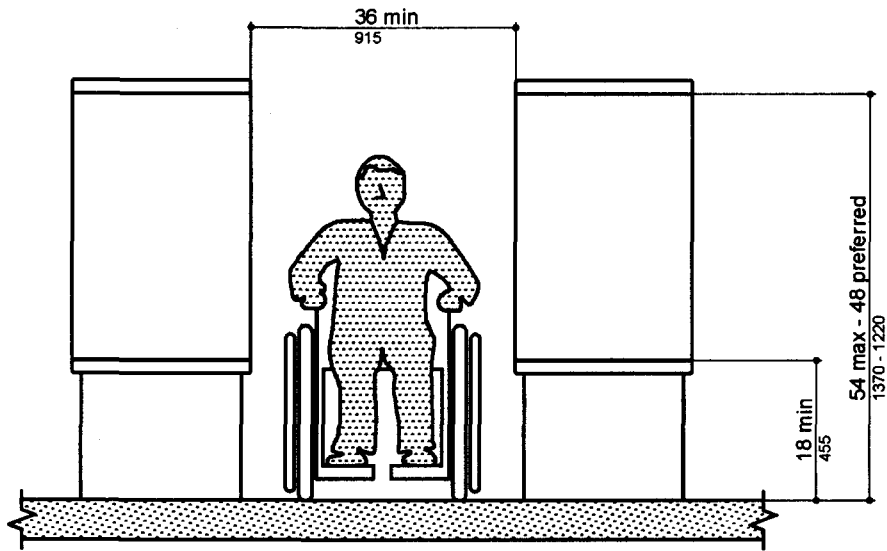
Adaptability. The ability of certain building spaces and elements, such as kitchen counters, sinks, and grab bars, to be added or altered so as to accommodate the needs of individuals with or without disabilities or to accommodate the needs of persons with different types or degrees of disability.

Addition. An expansion, extension, or increase in the gross floor area of a building or facility.

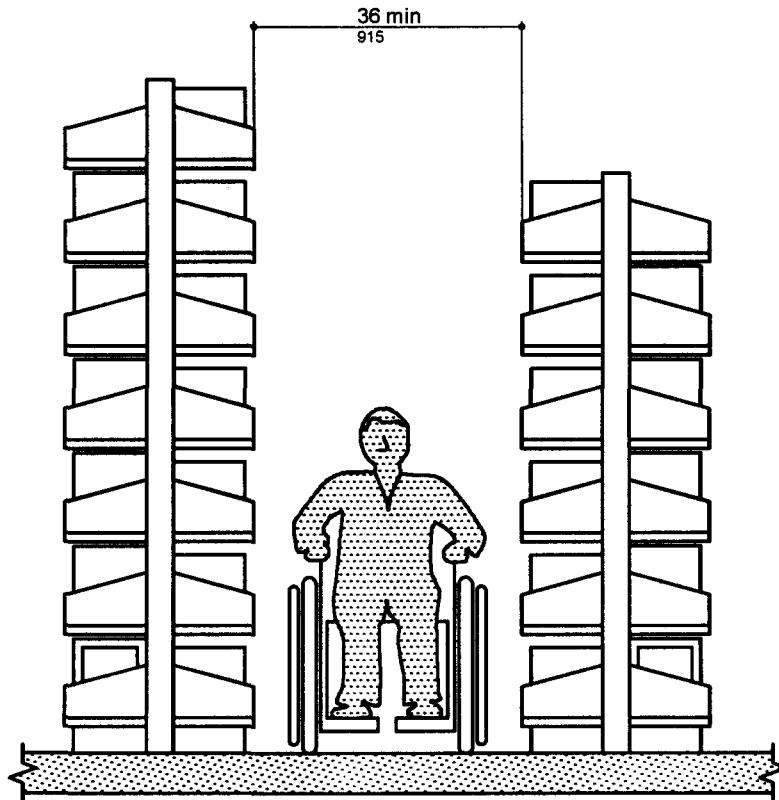
Administrative Authority. A governmental agency that adopts or enforces regulations and guidelines for the design, construction, or alteration of buildings and facilities.

Alteration. An alteration is a change to a building or facility made by, on behalf of, or for the use of a public accommodation or commercial facility, that affects or could affect the usability of the building or facility or part thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

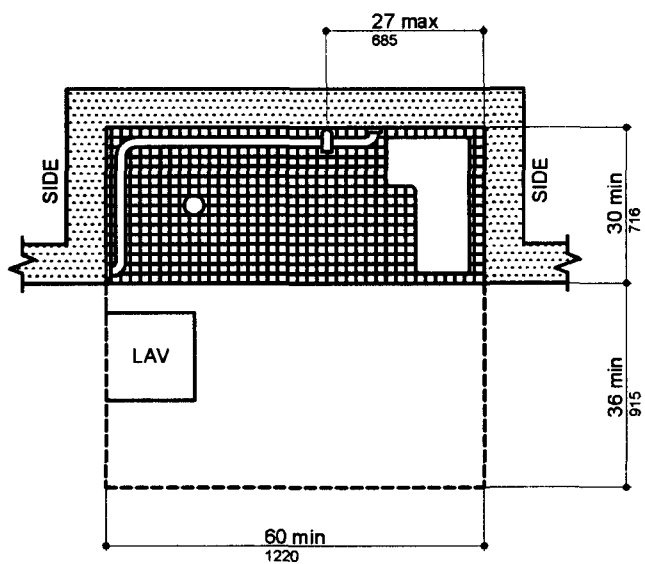
Area of Rescue Assistance. An area, which has direct access to an exit, where people who are unable to use stairs



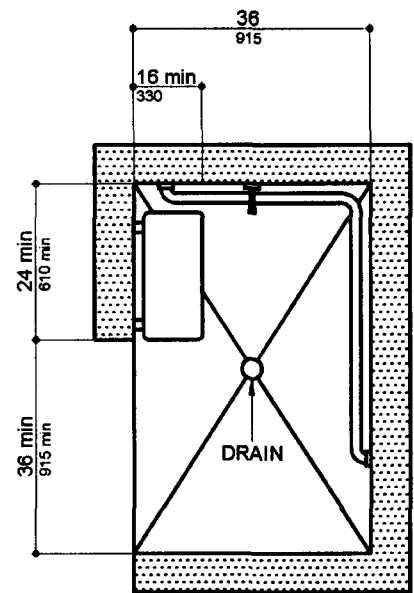
**FIGURE 55
CARD CATALOG**



**FIGURE 56
STACKS**



(a)



(b)

FIGURE 57
ROLL-IN SHOWER WITH FOLDING SEAT

CHAPTER 11
FAIR HOUSING ACCESSIBILITY GUIDELINES



PART B

Fair Housing Accessibility Guidelines

Design Guidelines for Accessible/Adaptable Dwellings

Issued by the Department of Housing and Urban Development

The “Fair Housing Act Design Manual” is published by the Department of Housing and Urban Development to assist designers and builders in meeting the accessibility requirements of the Fair Housing Act. Copies of this publication are available from the HUD Customer Service Center at 1-800-767-7468.

NOTE: This is a reprint of the final Fair Housing Accessibility Guidelines published in the Federal Register on March 6, 1991, Vol. 56, No. 44, pages 9472-9515. This reprint incorporates corrections to the final Guidelines which were published in the Federal Register on June 24, 1991.

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Section	1.	Introduction	
		Authority	
		Purpose	
		Scope	
		Organization of Guidelines	
Section	2.	Definitions	
Section	3.	Fair Housing Act Design and Construction Requirements	
Section	4.	Application of the Guidelines	
Section	5.	Guidelines	
	Requirement	1.	Accessible building entrance on an accessible route.
	Requirement	2.	Accessible and usable public and common use areas.
	Requirement	3.	Usable Doors.
	Requirement	4.	Accessible route into and through the covered unit.
	Requirement	5.	Light switches, electrical outlets, thermostats and other environmental controls in accessible locations.
	Requirement	6.	Reinforced walls for grab bars.
	Requirement	7.	Usable kitchens and bathrooms.

Fair Housing Accessibility Guidelines

Section 1. Introduction

Authority

Section 804(f)(5)(C) of the Fair Housing Amendments Act of 1988 directs the Secretary of the Department of Housing and Urban Development to provide technical assistance to States, local governments, and other persons in implementing the accessibility requirements of the Fair Housing Act. These guidelines are issued under this statutory authority.

Purpose

The purpose of these guidelines is to provide technical guidance on designing dwelling units as required by the Fair Housing Amendments Act of 1988 (Fair Housing Act). These guidelines are not mandatory, nor do they prescribe specific requirements which must be met, and which, if not met, would constitute unlawful discrimination under the Fair Housing Act. Builders and developers may choose to depart from these guidelines and seek alternate ways to demonstrate that they have met the requirements of the Fair Housing Act. These guidelines are intended to provide a safe harbor for compliance with the accessibility requirements of the Fair Housing Act.

Scope

These guidelines apply only to the design and construction requirements of 24 CFR 100.205. Compliance with these guidelines do not relieve persons participating in a Federal or Federally-assisted program or activity from other requirements, such as those required by Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and the Architectural Barriers Act of 1968 (42 U.S.C. 4151-4157). Accessible design requirements for Section 504 are found at CFR Part 8. Accessible design requirements for the Architectural Barriers Act are found at 24 CFR Part 40.

Organization of Guidelines

The design guidelines are incorporated in Section 5 of this document. Each guideline cites the appropriate paragraph of HUD's regulation at 24 CFR 100-205; quotes from the regulation to identify the required design features, and states recommended specifications for each design feature.

Generally, these guidelines rely on the American National Standards Institute (ANSI) A117.1-1986, American National Standard for Buildings and Facilities—Providing Accessibility and Useability for Physically Handicapped People (ANSI Standard). Where the guidelines rely on sections of the ANSI Standard, the ANSI sections are cited. Only those sections of the ANSI Standard cited in the guidelines are recommended for compliance with 24 CFR 100.205. For those guidelines that differ from the ANSI Standard, recommended

specifications are provided. The texts of cited ANSI sections are not reproduced in the guidelines. The complete text of the 1986 version of the ANSI A117.1 Standard may be purchased from the American National Standards Institute, 1430 Broadway, New York, NY 10018.

Section 2. Definitions

As used in these Guidelines:

"Accessible", when used with respect to the public and common use areas of a building containing covered multifamily dwellings, means that the public or common use areas of the building can be approached, entered, and used by individuals with physical handicaps. The phrase "readily accessible to and usable by" is synonymous with accessible. A public or common use area that complies with the appropriate requirements of ANSI A117.1-1986, a comparable standard or these guidelines is "accessible" within the meaning of this paragraph.

"Accessible route" means a continuous unobstructed path connecting accessible elements and spaces in a building or within a site that can be negotiated by a person with a severe disability using a wheelchair, and that is also safe for and usable by people with other disabilities. Interior accessible routes may include corridors, floors, ramps, elevators and lifts. Exterior accessible routes may include parking access aisles, curb ramps, walks, ramps and lifts. A route that complies with the appropriate requirements of ANSI A117.1-1986, a comparable standard, or Section 5, Requirement 1 of these guidelines is an "accessible route". In the circumstances described in Section 5, Requirements 1 and 2, "accessible route" may include access via a vehicular route.

"Adaptable dwelling units", when used with respect to covered multifamily dwellings, means dwelling units that include the features of adaptable design specified in 24 CFR 100.205(c)(2)-(3).

"ANSI A117.1-1986" means the 1986 edition of the American National Standard for buildings and facilities providing accessibility and usability for physically handicapped people.

"Assistive device" means an aid, tool, or instrument used by a person with disabilities to assist in activities of daily living. Examples of assistive devices include tongs, knob-turners, and oven-rack pusher/pullers.

"Bathroom", means a bathroom which includes a water closet (toilet), lavatory (sink), and bathtub or shower. It does not include single-fixture facilities or those with only a water closet and lavatory. It does include a compartmented bathroom. A compartmented bathroom is one in which the fixtures are distributed among interconnected rooms. A compartmented bathroom is considered a single unit and is subject to the Act's requirements for bathrooms.

"Building" means a structure, facility or portion thereof that contains or serves one or more dwelling units.

"Building entrance on an accessible route" means an accessible entrance to a building that is connected by an accessible route to public transportation stops, to parking or passenger loading zones, or to public streets or sidewalks, if available. A building entrance that complies with ANSI A117.1-1986 (see Section 5, Requirement 1 of these guidelines) or a comparable standard complies with the requirements of this paragraph.

"Clear" means unobstructed.

"Common use areas" means rooms, spaces or elements inside or outside of a building that are made available for the use of residents of a building or the guests thereof. These areas include hallways, lounges, lobbies, laundry rooms, refuse rooms, mail rooms, recreational areas and passageways among and between buildings. See Section 5, Requirement 2 of these guidelines.

"Controlled substance" means any drug or other substance, or immediate precursor included in the definition in Section 102 of the Controlled Substances Act (21 U.S.C. 802).

"Covered multifamily dwellings" or "covered multifamily dwellings subject to the Fair Housing Amendments" means buildings consisting of four or more dwelling units if such buildings have one or more elevators; and ground floor dwelling units in other buildings consisting of four or more dwelling units. Dwelling units within a single structure separated by firewalls do not constitute separate buildings.

"Dwelling unit" means a single unit of residence for a household of one or more persons. Examples of dwelling units covered by these guidelines include: condominiums; an apartment unit within an apartment building; and other types of dwellings in which sleeping accommodations are provided but toileting or cooking facilities are shared by occupants of more than one room or portion of the dwelling. Examples of the latter include dormitory rooms and sleeping accommodations in shelters intended for occupancy as a residence for homeless persons.

"Entrance" means any exterior access point to a building or portion of a building used by residents for the purpose of entering. For purposes of these guidelines, an "entrance" does not include a door to a loading dock or a door used primarily as a service entrance, even if nonhandicapped residents occasionally use that door to enter.

"Finished grade" means the ground surface of the site after all construction, levelling, grading, and development has been completed.

"Ground floor" means a floor of a building with a building entrance on an accessible route. A building may have one or more ground floors. Where the first floor containing dwelling units in a building is above grade, all units on that floor must be served by a building entrance on an accessible route. This floor will be considered to be a ground floor.

"Handicap" means, with respect to a person, a physical or mental impairment which substantially limits one or more major life activities; a record of such an impairment; or being regarded as having such an impairment. This term does not include current, illegal use of or addiction to a controlled substance. For purposes of these guidelines, an individual shall not be considered to have a handicap solely because that individual is a transvestite.

As used in this definition:

(a) "Physical or mental impairment" includes:

- (1) Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or
- (2) Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term "physical or mental impairment" includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus infection, mental retardation, emotional illness, drug addiction (other than addiction caused by current, illegal use of a controlled substance) and alcoholism. These guidelines are designed to make units accessible or adaptable for people with physical handicaps.

(b) "Major life activities" means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

(c) "Has a record of such an impairment" means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

(d) "Is regarded as having an impairment" means:

- (1) Has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by another person as constituting such a limitation;
- (2) Has a physical or mental impairment that substantially limits one or more major life activities only as a result of the attitudes of others toward such impairment; or
- (3) Has none of the impairments defined in paragraph (a) of this definition but is treated by another person as having such an impairment.

"Loft" means an intermediate level between the floor and ceiling of any story, located within a room or rooms of a dwelling.

"Multistory dwelling unit" means a dwelling unit with finished living space located on one floor and the floor or floors immediately above or below it.

"Public use areas" means interior or exterior rooms or spaces of a building that are made available to the general public. Public use may be provided at a building that is privately or publicly owned.

"Single-story dwelling unit" means a dwelling unit with all finished living space located on one floor.

"Site" means a parcel of land bounded by a property line or a designated portion of a public right of way.

"Slope" means the relative steepness of the land between two points and is calculated as follows: The distance and elevation between the two points (e.g., an entrance and a passenger loading zone) are determined from a topographical map. The difference in elevation is divided by the distance and that fraction is multiplied by 100 to obtain a percentage slope figure. For example, if a principal entrance is ten feet from a passenger loading zone, and the principal entrance is raised one foot higher than the passenger loading zone, then the slope is $1/10 \times 100 = 10\%$.

"Story" means that portion of a dwelling unit between the upper surface of any floor and the upper surface of the floor next above, or the roof of the unit. Within the context of dwelling units, the terms "story" and "floor" are synonymous.

"Undisturbed site" means the site before any construction, levelling, grading, or development associated with the current project.

"Vehicular or pedestrian arrival points" means public or resident parking areas, public transportation stops, passenger loading zones, and public streets or sidewalks.

"Vehicular route" means a route intended for vehicular traffic, such as a street, driveway or parking lot.

Section 3. Fair Housing Act Design and Construction Requirements

The regulations issued by the Department at 24 CFR 100/205 state:

§ 100.205 Design and construction requirements.

(a) Covered multifamily dwellings for first occupancy after March 13, 1991, shall be designed and constructed to have at least one building entrance on an accessible route unless it is impractical to do so because of the site. For purposes of this section, a covered multifamily dwelling shall be deemed to be designed and constructed for first occupancy on or before March 13, 1991, if they are occupied by that date or if the last building permit or renewal thereof for the covered multifamily dwellings is issued by a State, County or local government on or before January 13, 1990. The burden of establishing impracticality because of terrain or unusual site characteristics is on the person or persons who designed or constructed the housing facility.

(b) The application of paragraph (a) of this section may be illustrated by the following examples:

Example (1): A real estate developer plans to construct six covered multifamily dwelling units on a site with a hilly terrain. Because of the terrain it will be necessary to climb a long and steep stairway in order to enter the dwellings. Since there is no practical way to provide an accessible route to any of the dwellings, one need not be provided.

Example (2): A real estate developer plans to construct a building consisting of 10 units of multifamily housing on a waterfront site that floods frequently. Because of this unusual characteristic of the site, the builder plans to construct the building on stilts. It is customary for housing in the geographic area where the site is located to be built on stilts. The housing may lawfully be constructed on the proposed site on stilts even though this means that there will be no practical way to provide an accessible route to the building entrance.

Example (3): A real estate developer plans to construct a multifamily housing facility on a particular site. The developer would like the facility to be built on the site to contain as many units as possible. Because of the configuration and terrain of the site, it is possible to construct a building with 105 units on the site provided the site does not have an accessible route leading to the building entrance. It is also possible to construct a building on the site with an accessible route leading to the building entrance. However, such a building would have no more than 100 dwelling units. The building to be constructed on the site must have a building entrance on an accessible route because it is not impractical to provide such an entrance because of the terrain or unusual characteristics of the site.

(c) All covered multifamily dwellings for first occupancy after March 13, 1991, with a building entrance on an accessible route shall be designed and constructed in such a manner that—

(1) The public and common use areas are readily accessible to and usable by handicapped persons;

(2) All the doors designed to allow passage into and within all premises are sufficiently wide to allow passage by handicapped persons in wheelchairs; and

(3) All premises within covered multifamily dwelling units contain the following features of adaptable design:

(i) An accessible route into and through the covered dwelling unit;

(ii) Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;

(iii) Reinforcements in bathroom walls to allow later installation of grab bars around the toilet, tub, shower, stall and shower seal, where such facilities are provided; and

(iv) Usable kitchen and bathrooms such that an individual in a wheelchair can maneuver about the space.

(d) The application of Paragraph (c) of this section may be illustrated by the following examples:

Example (1): A developer plans to construct a 100 unit condominium apartment building with one elevator. In accordance with Paragraph (a), the building has at least one accessible route leading to an accessible entrance. All 100 units are covered multifamily dwelling units and they all must be designed and constructed so that they comply with the accessibility requirements of Paragraph (c) of this section.

Example (3): A developer plans to construct 30 garden apartments in a three story building. The building will not have an elevator. The building will have one accessible entrance which will be on the first floor. Since the building does not have an elevator only the "ground floor" units are covered multifamily units. The "ground floor" is the first floor because that is the floor that has an accessible entrance. All of the dwelling units on the first floor must meet the accessibility requirements of Paragraph (c) of this section and must have access to at least one of each type of public or common use area available for residents in the building.

(e) Compliance with the appropriate requirements of ANSI A117.1-1986 suffices to satisfy the requirements of Paragraph (c)(3) of this section.

(f) Compliance with a duly enacted law of a State or unit of general local government that includes the requirements of Paragraphs (a) and (c) of this section satisfies the requirements of Paragraphs (a) and (c) of this section.

(g)(1) It is the policy of HUD to encourage States and units of general local government to include, in their existing procedures for the review and approval of newly constructed covered multifamily dwellings, determinations as to whether the design and construction of such dwellings are consistent with Paragraphs (a) and (c) of this section.

(2) A State or unit of general local government may review and approve newly constructed multifamily dwellings for the purpose of making determinations as to whether the requirements of Paragraphs (a) and (c) of this section are met.

(h) Determinations of compliance or noncompliance by a State or a unit of general local government under Paragraph (f) or (g) of this section are not conclusive in enforcement proceedings under the Fair Housing Amendments Act.

(i) This subpart does not invalidate or limit any law of a State or political subdivision of a State that requires dwellings to be designed and constructed in a manner that affords handicapped persons greater access than is required by this subpart.

Section 4. Application of the Guidelines

The design specifications (guidelines) presented in Section 5 apply to new construction of "covered multifamily dwellings", as defined in Section 2. These guidelines are recommended for designing dwellings that comply with the requirements of the Fair Housing Amendments Act of 1988.

Section 5. Guidelines

Requirement 1. Accessible building entrance on an accessible route.

Under Section 100.205(a), covered multifamily dwellings shall be designed and constructed to have at least one building entrance on an accessible route, unless it is impractical to do so because of terrain or unusual characteristics of the site.

Guideline

- (1) Building entrance. Each building on a site shall have at least one building entrance on an accessible route unless prohibited by the terrain, as provided in Paragraphs (2)(a)(i) or (2)(a)(ii), or unusual characteristics of the site, as provided in Paragraph (2)(b). This guideline applies both to a single building on a site and to multiple buildings on a site.

(a) Separate ground floor unit entrances. When a ground floor unit of a building has a separate entrance, each such ground floor unit shall be served by an accessible route, except for any unit where the terrain or unusual characteristics of the site prohibit the provision of an accessible route to the entrance of that unit.

(b) Multiple entrances. Only one entrance is required to be accessible to any one ground floor of a building, except in cases where an individual dwelling unit has a separate exterior entrance, or where the building contains clusters of dwelling units, with each cluster sharing a different exterior entrance. In these cases, more than one entrance may be required to be accessible, as determined by analysis of the site. In every case, the accessible entrance should be on an accessible route to the covered dwelling units it serves.

- (2) Site impracticality. Covered multifamily dwellings with elevators shall be designed and constructed to provide at least one accessible entrance on an accessible route, regardless of terrain or unusual characteristics of the site. Covered multifamily dwellings without elevators shall be designed and constructed to provide at least one accessible entrance on an accessible route unless terrain or unusual characteristics of the site are such that the following conditions are found to exist:

- (a) Site impracticality due to terrain. There are two alternative tests for determining site impracticality due to terrain: the individual building test provided in paragraph (i), or the site analysis test provided in paragraph (ii). These tests may be used as follows.

A site with a single building having a common entrance for all units may be analyzed only as described in paragraph (i).

All other sites, including a site with a single building having multiple entrances serving either individual dwelling units or clusters of dwelling units, may be analyzed using the methodology in either Paragraph (i) or Paragraph (ii). For these sites for which either test is applicable, regardless of which test is selected, at least 20% of the total ground floor units in nonelevator buildings, on any site, must comply with the guidelines.

- (i) Individual building test. It is impractical to provide an accessible entrance served by an accessible route when the terrain of the site is such that:

(A) The slopes of the undisturbed site measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance exceed 10 percent; and

(B) the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance also exceed 10 percent.

If there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the slope for the purposes of this Paragraph (i) will be measured to the closest vehicular or pedestrian arrival point.

For purposes of these guidelines, vehicular or pedestrian arrival points include public or resident parking areas; public transportation stops; passenger loading zones; and public streets or sidewalks. To determine site impracticality, the slope would be measured at ground level from the point of the planned entrance on a straight line to (i) each vehicular or pedestrian arrival point that is within 50 feet of the planned entrance, or (ii) if there are no vehicular or pedestrian arrival points within that specified area, the vehicular or pedestrian arrival point closest to the planned entrance. In the case of sidewalks, the closest point to the entrance will be where a public sidewalk entering the site intersects with the sidewalk to the entrance. In the case of resident parking areas, the closest point to the planned entrance will be measured from the entry point to the parking area that is located closest to the planned entrance.

- (ii) Site analysis test. Alternatively, for a site having multiple buildings, or a site with a single building with multiple entrances, impracticality of providing an accessible entrance served by an accessible route can be established by the following steps:

- (A) The percentage of the total buildable area of the undisturbed site with a natural grade less than 10% slope shall be calculated. The analysis of the existing slope (before grading) shall be done on a topographic survey with two foot (2') contour intervals with slope determination made between each successive interval. The accuracy of the slope analysis shall be certified by a professional licensed engineer, landscape architect, architect or surveyor.
- (B) To determine the practicality of providing accessibility to planned multifamily dwellings based on the topography of the existing natural terrain, the minimum percentage of ground floor units to be made accessible should equal the percentage of the total buildable area (not including floodplains, wetlands, or other restricted use areas) of the undisturbed site that has an existing natural grade of less than 10% slope.
- (C) In addition to the percentage established in paragraph (B), all ground floor units in a building, or ground floor units served by a particular entrance, shall be made accessible if the entrance to the units is on an accessible route, defined as a walkway with a slope between the planned entrance and a pedestrian or vehicular arrival point that is no greater than 8.33%.
- (b) Site impracticality due to unusual characteristics. Unusual characteristics include sites located in a federally-designated floodplain or coastal high-hazard area and sites subject to other similar requirements of law or code that the lowest floor or the lowest structural member of the lowest floor must be raised to a specified level at or above the base flood elevation. An accessible route to a building entrance is impractical due to unusual characteristics of the site when:
- (i) the unusual site characteristics result in a difference in finished grade elevation exceeding 30 inches and 10 percent measured between an entrance and all vehicular or pedestrian arrival points within 50 feet of the planned entrance; or
 - (ii) if there are no vehicular or pedestrian arrival points within 50 feet of the planned entrance, the unusual characteristics result in a difference in finished grade elevation exceeding 30 inches and 10 percent measured between an entrance and the closest vehicular or pedestrian arrival point.
- (3) Exceptions to site impracticality. Regardless of site considerations described in paragraphs (1) and (2), an accessible entrance on an accessible route is practical when:
- (a) There is an elevator connecting the parking area with the dwelling units on a ground floor. (In this case, those dwelling units on the ground floor served by an elevator, and at least one of each type of public and common use areas, would be subject to these guidelines.) However:
 - (i) Where a building elevator is provided only as a means of creating an accessible route to dwelling units on a ground floor, the building is not considered an elevator building for purposes of these guidelines; hence, only the ground floor dwelling units would be covered.
 - (ii) If the building elevator is provided as a means of access to dwelling units other than dwelling units on a ground floor, then the building is an elevator building which is a covered multifamily dwelling, and the elevator in that building must provide accessibility to all dwelling units in the building, regardless of the slope of the natural terrain; or
 - (b) An elevated walkway is planned between a building entrance and a vehicular or pedestrian arrival point and the planned walkway has a slope no greater than 10 percent.
- (4) Accessible entrance. An entrance that complies with ANSI 4.14 meets Section 100.205(a).
- (5) Accessible route. An accessible route that complies with ANSI 4.3 would meet Section 100.205(a). If the slope of the finished grade between covered multifamily dwellings and a public or common use facility (including parking) exceeds 8.33%, or where other physical barriers (natural or manmade) or legal restrictions, all of which are outside the control of the owner, prevent the installation of an accessible pedestrian route, an acceptable alternative is to provide access via a vehicular route, so long as necessary site provisions such as parking spaces and curb ramps are provided at the public or common use facility.
- Requirement 2. Accessible and usable public and common use areas.**
- Section 100.205(c)(1) provides that covered multifamily dwellings with a building entrance on an accessible route shall be designed in such a manner that the public and common use areas are readily accessible to and usable by handicapped persons.
- Guideline**
- The following chart identifies the public and common use areas that should be made accessible, cites the appropriate section of the ANSI Standard, and describes the appropriate application of the specifications, including modifications to the referenced Standard.

BASIC COMPONENTS FOR ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS OR FACILITIES

Accessible element or space	ANSI A117.1 Section	Application
1. Accessible route(s).....	4.3	<p>Within the boundary of the site:</p> <p>(a) From public transportation stops, accessible parking spaces, accessible passenger loading zones, and public streets or side walks to accessible building entrances (subject to site considerations described in Section 5).</p> <p>(b) Connecting accessible buildings, facilities, elements and spaces that are on the same site. On-grade walks or paths between separate buildings with covered multifamily dwellings, while not required, should be accessible unless the slope of finish grade exceeds 8.33% at any point along the route. Handrails are not required on these accessible walks.</p> <p>(c) Connecting accessible building or facility entrances with accessible spaces and elements within the building or facility, including adaptable dwelling units.</p> <p>(d) Where site or legal constraints prevent a route accessible to wheelchair users between covered multifamily dwellings and public or common-use facilities elsewhere on the site, an acceptable alternative is the provision of access via a vehicular route so long as there is accessible parking on an accessible route to at least 2% of covered dwelling units and necessary site provisions such as parking and curb cuts are available at the public or common use facility.</p>
2. Protruding objects.....	4.4	Accessible routes or maneuvering space including floors, walks, ramps, stairs, and curb ramps.
3. Ground and floor surface treatments....	4.5	Accessible routes, rooms, and spaces, including floors, walks, ramps, stairs, and curb ramps.
4. Parking and passenger loading zones.....	4.6	If provided at the site, designated accessible parking at the dwelling unit on request of residents with handicaps on the same terms and with the full range of choices (e.g., surface parking or garage) that are provided for other residents of the project with accessible parking on a route accessible to wheelchairs for at least 2% of the covered dwelling units: accessible visitor parking sufficient to provide access to grade level entrances of covered multifamily dwellings; and accessible parking at facilities (e.g., swimming pools) that serve accessible buildings.
5. Curb ramps	4.7	Accessible routes crossing curbs.
6. Ramps	4.8	Accessible routes with slopes greater than 1:20.
7. Stairs	4.9	Stairs on accessible routes connecting levels not connected by an elevator.
8. Elevator	4.10	If provided.
9. Platform lift	4.11	May be used in lieu of an elevator or ramp under certain conditions.
10. Drinking fountains and water coolers	4.15	Fifty percent of fountains and coolers on each floor, or at least one, if provided in the facility or at the site.
11. Toilet rooms and bathing facilities (including water closets, toilet rooms and stalls, urinals, lavatories and mirrors, bathtubs, shower stalls, and sinks.)	4.22	Where provided in public-use and common-use facilities, at least one of each fixture provided per room.
12. Seating, tables, or work surfaces	4.30	If provided in accessible spaces, at least one of each type provided.
13. Places of assembly	4.31	If provided in the facility or at the site.
14. Common-use spaces and facilities (including swimming pools, playgrounds, entrances, rental offices, lobbies, elevators, mailbox areas, lounges, halls and corridors, and the like.)	4.1 through 4.30	<p>If provided in the facility or at the site:</p> <p>(a) Where multiple recreational facilities (e.g., tennis courts) are provided sufficient accessible facilities or each type to assure suitable opportunity for use by persons with handicaps.</p> <p>(b) Where practical access to all or a portion of nature trails and jogging paths</p>
15. Laundry rooms	4.32 6	If provided in the facility or at the site, at least one or each type of appliances provided in each laundry area, except that laundry rooms serving covered multifamily dwellings would not be required to have front-loading washers in order to meet the requirements of § 100.205(c)(1). (Where front loading washers are not provided, management will be expected to provide assistive devices on request if necessary to permit a resident to use a top loading washer.)

Requirement 4. Accessible route into and through the covered dwelling unit.

Section 100.205(c)(3)(i) provides that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain an accessible route into and through the covered dwelling unit.

Guideline

Accessible routes into and through dwelling units would meet Section 100.205(c)(3)(i) if:

- (1) A minimum clear width of 36 inches is provided.
- (2) In single-story dwelling units, changes in level within the dwelling unit with heights between $\frac{1}{4}$ inch and $\frac{1}{2}$ inch are beveled with a slope no greater than 1:2. Except for design features, such as a loft or an area on a different level within a room (e.g., a sunken living room), changes in level greater than 12 inch are ramped or have other means of access. Where a single story dwelling unit has special design features, all portions of the single-story unit, except the loft or the sunken or raised area, are on an accessible route; and
 - (a) In single-story dwelling units with lofts, all spaces other than the loft are on an accessible route.
 - (b) Design features such as sunken or raised functional areas do not interrupt the accessible route through the remainder of the dwelling unit.
- (3) In multistory dwelling units in buildings with elevators, the story of the unit that is served by the building elevator (a) is the primary entry to the unit, (b) complies with Requirements 2 through 7 with respect to the rooms located on the entry/accessible floor; and (c) contains a bathroom or powder room which complies with Requirement 7. (Note: multistory dwelling units in non-elevator buildings are not covered dwelling units because, in such cases, there is no ground floor unit).
- (4) Except as provided in Paragraphs (5) and (6) below, thresholds at exterior doors, including sliding door tracks, are no higher than $\frac{3}{4}$ inch. Thresholds and changes in level at these locations are beveled with a slope no greater than 1:2.

(5) Exterior deck, patio, or balcony surfaces are no more than $\frac{1}{2}$ inch below the floor level of the interior of the dwelling unit, unless they are constructed of impervious material such as concrete, brick or flagstone. In such case the surface is no more than 4 inches below the floor level of the interior of the dwelling unit, or lower if required by local building code.

(6) At the primary entry door to dwelling units with direct exterior access, outside landing surfaces constructed of impervious materials such as concrete, brick or flagstone, are no more than $\frac{1}{2}$ inch below the floor level of the interior of the dwelling unit. The finished surface of this area that is located immediately outside the entry may be sloped, up to $\frac{1}{8}$ inch per foot (12 inches), for drainage.

Requirement 5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations.

Section 100.205(c)(3)(ii) requires that all covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling unit contain light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.

Guideline

Light switches, electrical outlets, thermostats and other environmental controls would meet Section 100.205(c)(3)(ii) if operable parts of the controls are located no higher than 48 inches, and no lower than 15 inches, above the floor. If the reach is over an obstruction (for example, an overhanging shelf) between 20 and 25 inches in depth, the maximum height is reduced to 44 inches for forward approach; or 46 inches for side approach, provided the obstruction (for example, a kitchen base cabinet) is no more than 24 inches in depth. Obstructions should not extend more than 25 inches from the wall beneath a control (See Fig. 2.)

Note:

Controls or outlets that do not satisfy these specifications are acceptable provided that comparable controls or outlets (i.e., that perform the same functions) are provided within the same area and are accessible, in accordance with this guideline for Requirement 5.

Requirement 3. Usable doors.

Section 100.205(c)(2) provides that covered multifamily dwellings with a building entrance on an accessible route shall be designed in such a manner that all the doors designed to allow passage by handicapped persons in wheelchairs.

Guideline

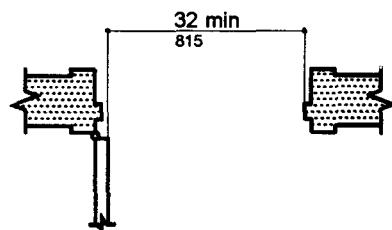
Section 100.205(c)(2) would apply to doors that are a part of an accessible route in the public and common use areas of multifamily dwellings and to doors into and within individual dwelling units.

- (1) On accessible routes in public and common use areas, and for primary entry doors to covered units, doors that comply with ANSI 4.13 would meet this requirement.

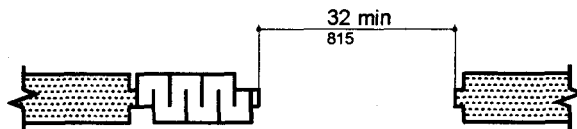
- (2) Within individual dwelling units, doors intended for user passage through the unit which have a clear opening of at least 32 inches nominal width when the door is open 90 degrees, measured between the face of the door and the stop, would meet this requirement. (See Fig. 1(a), (b), and (c).) Openings more than 24 inches in depth are not considered doorways. (See Fig. 1 (d).)

Note:

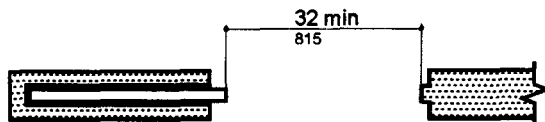
A 34-inch door, hung in the standard manner, provides an acceptable nominal 32-inch clear opening. This door can be adapted to provide a wider opening by using offset hinges, by removing lower portions of the door stop, or both. Pocket or sliding doors are acceptable doors in covered dwelling units and have the added advantage of not impinging on clear floor space in small rooms. The nominal 32-inch clear opening provided by a standard six-foot sliding patio door assembly is acceptable.



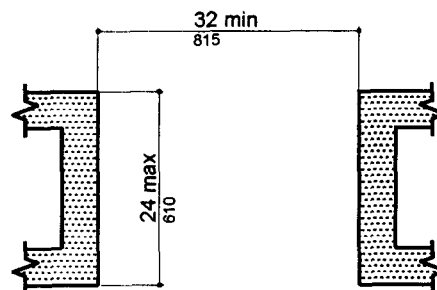
(a) Hinged Door



(b) Folding Door

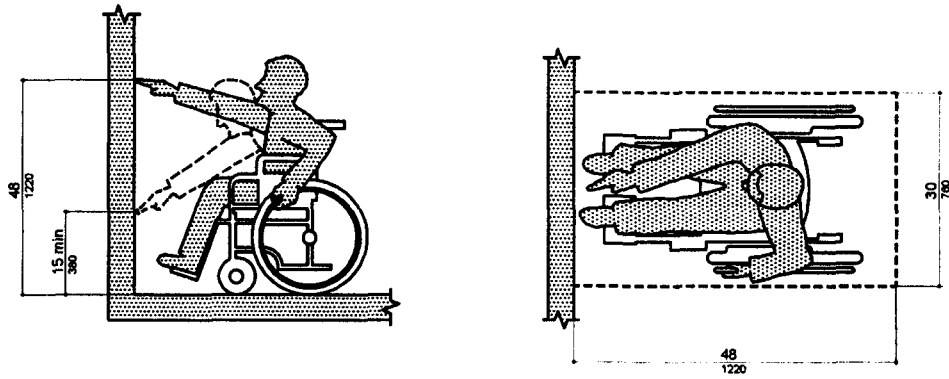


(c) Sliding Door

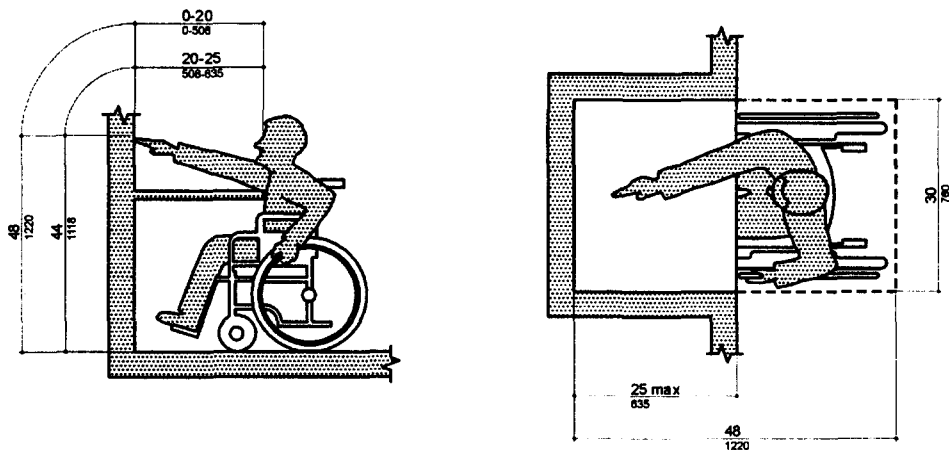


(d) Maximum Doorway Depth

FIGURE 1
CLEAR DOORWAY WIDTH AND DEPTH

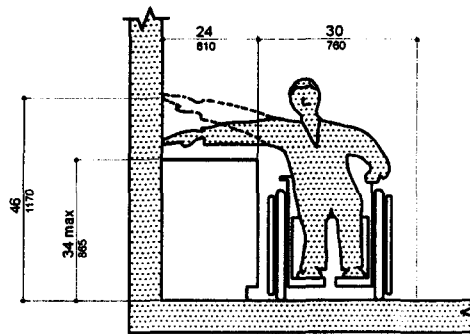


(a)
Forward Reach Limit



NOTE: Clear knee space should be as deep as the reach distance

(b)
Maximum Forward Reach Over an Obstruction



(c)
Maximum Side Reach Over Obstruction

**FIGURE 2
REACH RANGES**

Requirement 6. Reinforced walls for grab bars.

Section 100.205(c)(3)(iii) requires that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain reinforcements in bathroom walls to allow later installation of grab bars around toilet, tub, shower stall and shower seat, where such facilities are provided.

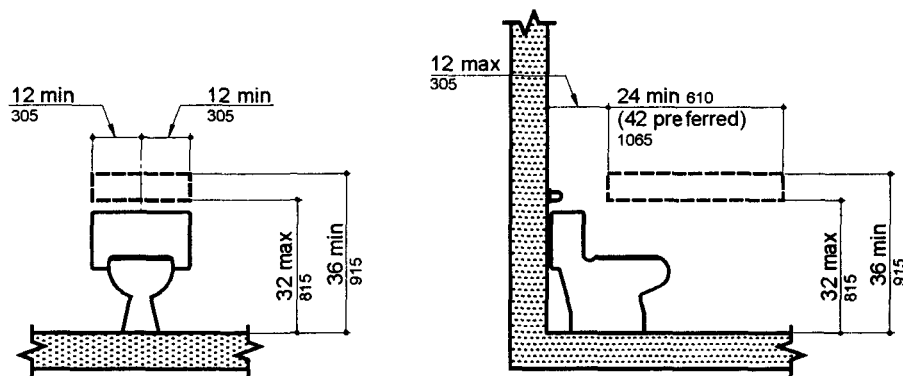
Guideline

Reinforced bathroom walls to allow later installation of grab bars around the toilet, tub, shower stall and shower seat, where such facilities are provided, would meet Section 100.205(c)(3)(iii) if reinforced areas are provided at least at those points where grab bars will be mounted. (For example, see Fig. 3, 4 and 5.) Where the toilet is not placed adjacent to a side wall, the bathroom would comply if provision was made for installation of floor mounted, fold-away or similar alternative grab bars. Where the power room (a room with a toilet and sink) is the only toilet facility located on an accessible level of a multistory dwelling unit, it must comply with this requirement for reinforced walls for grab bars.

Note:

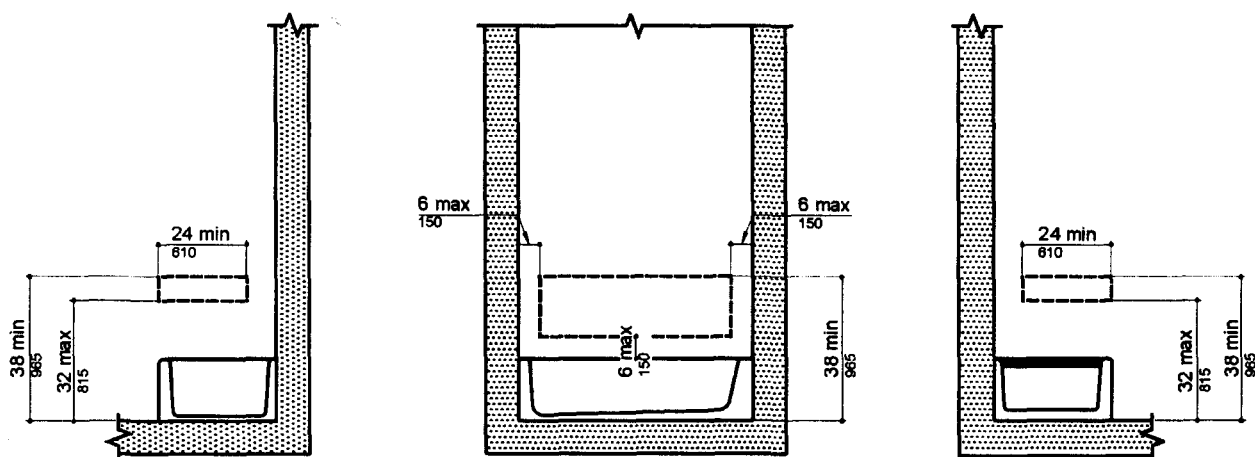
Installation of bathtubs is not limited by the illustrative figures; a tub may have shelves or benches at either end; or a tub may be installed without surrounding walls, if there is provision for alternative mounting of grab bars. For example, a sunken tub placed away from walls could have reinforced areas for installation of floor-mounted grab bars. The same principle applies to shower stalls — e.g., glass-walled stalls could be planned to allow floor-mounted grab bars to be installed later.

Reinforcement for grab bars may be provided in a variety of ways (for example, by plywood or wood blocking) so long as the necessary reinforcement is placed so as to permit later installation of appropriate grab bars.



Reinforced areas for installation
of Grab Bars

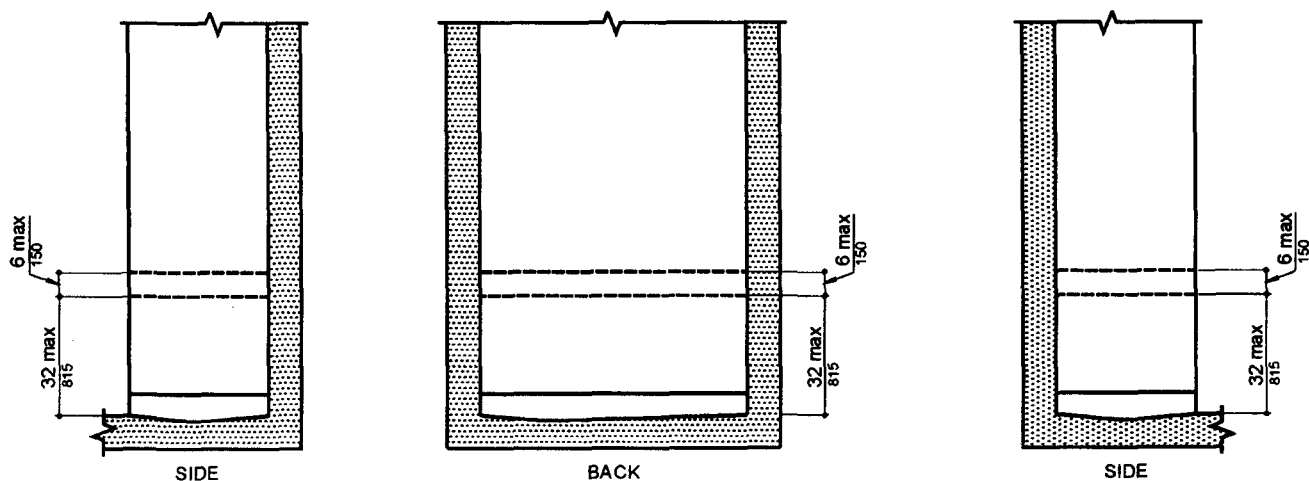
FIGURE 3
WATER CLOSETS IN ADAPTABLE BATHROOMS



NOTE: The areas outlined in dashed lines represent locations for future installation of grab bars for typical fixture configurations.

Figure 4
Location of Grab Bar Reinforcements for Adaptable Bathtubs

NOTE: The areas outlined in dashed lines represent locations for future installation of grab bars for typical fixture configurations..



NOTE: The areas outlined in dashed lines represent locations for future installation of grab bars

FIGURE 5
LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE SHOWERS

NOTE: The areas outlined in dashed lines represent locations for future installation of grab bars.

Requirement 7. Usable kitchens and bathrooms.

Section 100.205(c)(3)(iv) requires that covered multifamily dwellings with a building entrance on an accessible route shall be designed and constructed in such a manner that all premises within covered multifamily dwelling units contain usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

Guideline

(1) Usable kitchens. Usable kitchens would meet Section 100.205(c)(3)(iv) if:

- (a) A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair is provided at the range or cooktop and sink and either a parallel or forward approach is provided at oven, dish washer, refrigerator/freezer or trash compactor. (See Fig. 6)
- (b) Clearance between counters and all opposing base cabinets, countertops, appliances or walls is at least 40 inches.
- (c) In U-shaped kitchens with sink or range or cooktop at the base of the "U", a 60-inch turning radius is provided to allow parallel approach, or base cabinets are removable at that location to allow knee space for a forward approach.

(2) Usable bathrooms. To meet the requirements of Section 100.205(c)(3)(iv) either:

All bathrooms in the dwelling unit comply with option 2, or the provisions of Paragraph (a): or

At least one bathroom in the dwelling unit complies with the provisions of Paragraph (b), and all other bathrooms and powder rooms within the dwelling unit must be on an accessible route with usable entry doors in accordance with the guidelines for Requirements 3 and 4.

However, in multistory dwelling units, only those bathrooms on the accessible level are subject to the requirements of Section 100.205(c)(3)(accessibility). Where a powder room is the only facility provided on the accessible level of a multistory dwelling unit, the powder room must comply with provisions of Paragraph (a) or Paragraph (b). Powder rooms that are subject to the requirements of Section 100.205(c)(3)(iv) must have reinforcements for grab bars as provided in the guideline for Requirement 6.

(a) Bathrooms that have reinforced walls for grab bars (see Requirement 6) would meet Section 100.205(c)(3)(iv) if:

- (i) Sufficient maneuvering space is provided within the bathroom for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Doors may swing into the clear floor space provided at any fixture if the maneuvering space is provided. Maneuvering spaces may include any kneespace or toespace available below bathroom fixtures.
- (ii) Clear floor space is provided at fixtures as shown in Fig. 7 (a), (b), (c) and (d). Clear floor space at fixtures may overlap.
- (iii) If the shower stall is the only bathing facility provided in the covered dwelling unit, the shower stall measures at least 36 inches x 36 inches.

Note:

Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair; if parallel approach is not possible within the space, any cabinets provided would have to be removable to afford the necessary knee clearance for forward approach.

(b) Bathrooms that have reinforced walls for grab bars (see Requirement 6) would meet Section 100.205(c)(3)(iv) if:

- (i) Where the door swings into the bathroom, there is a clear space (approximately 2'6" by 4'0") within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of fixtures. This clear space can include any kneespace and toespace available below bathroom fixtures.
- (ii) Where the door swings out, a clear space is provided within the bathroom for a person using a wheelchair or other mobility aid to position the wheelchair such that the person is allowed use of fixtures. There also shall be clear space to allow persons using wheelchairs to reopen the door to exit.
- (iii) When both tub and shower fixtures are provided in the bathroom, at least one is made accessible. When two or more lavatories in a bathroom are provided, at least one is made accessible.
- (iv) Toilets are located within bathrooms in a manner that permit a grab bar to be installed on one side of the fixture. In locations where toilets are adjacent to walls or bathtubs, the center line of the fixture is a minimum of 1'6" from the obstacle. The other (non-grab bar) side of the toilet fixture is a minimum of 1'3" from the finished surface of adjoining walls, vanities or from the edge of a lavatory. (See Figure 7(a).

- (v) Vanities and lavatories are installed with the centerline of the fixture a minimum of 1'3" horizontally from an adjoining wall or fixture. The top of the fixture rim is a maximum height of 2'10" above the finished floor. If kneespace is provided below the vanity, the bottom of the apron is at least 2'3" above the floor. If provided, full kneespace (for front approach) is at least 1'5" deep. (See Figure 7(c).)
- (vi) Bathtubs and tub/showers located in the bathroom provide a clear access aisle adjacent to the lavatory that is at least 2'6" wide and extends for a length of 4'0" (measured from the foot of the bathtub). (See Figure 8.)
- (vii) Stall showers in the bathroom may be of any size or configuration. A minimum clear floor space 2'6" wide by 4'0" should be available outside the stall. (See Figure 7(d).) If the shower stall is the only bathing facility provided in the covered dwelling unit, or on the accessible level of a covered multi-story unit, and measures a nominal 36 x 36, the shower stall must have reinforcing to allow for installation of an optional wall hung bench seat.

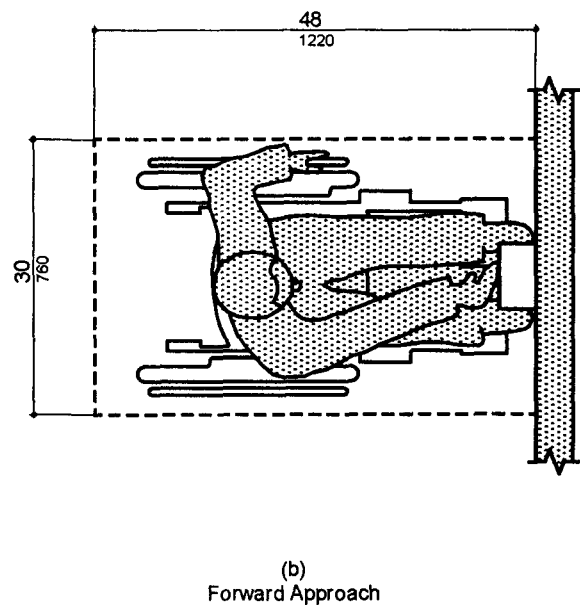
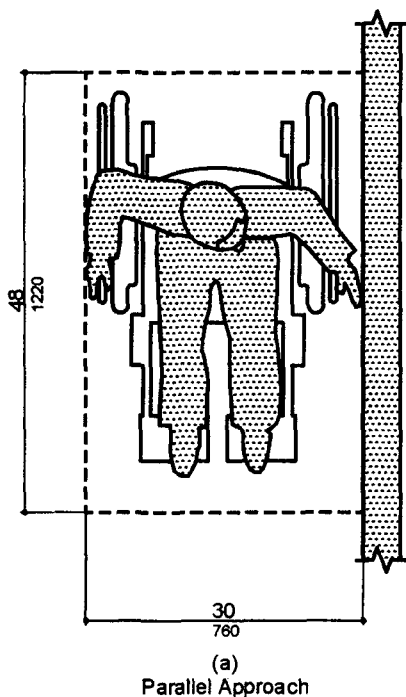
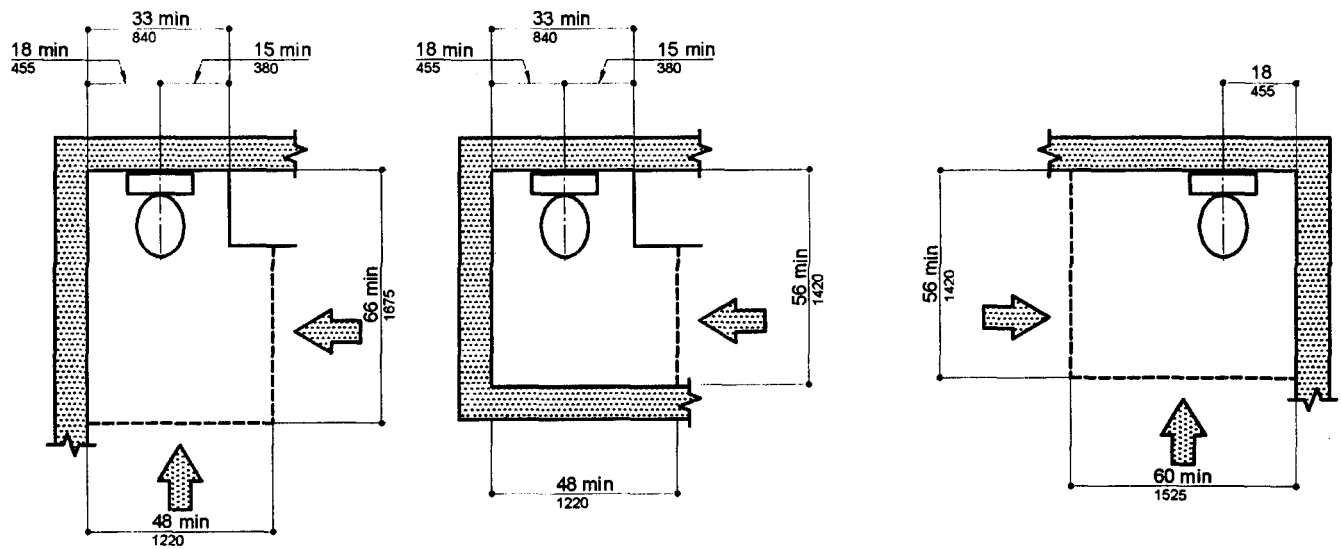
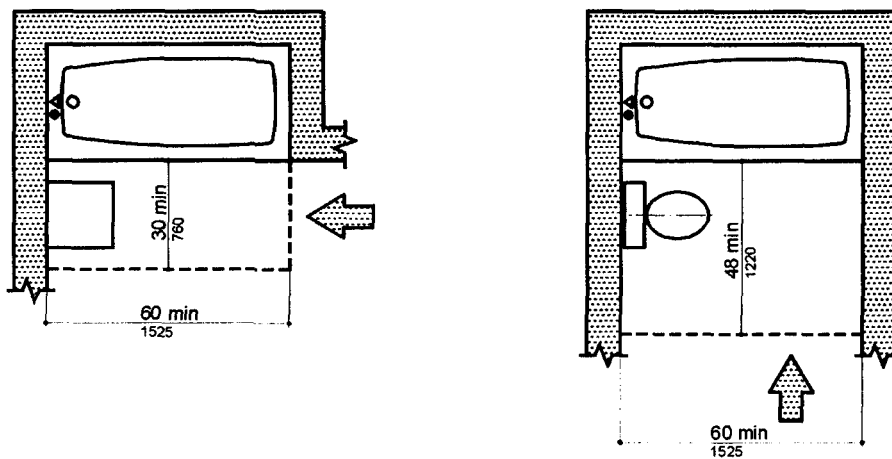


FIGURE 6
MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS

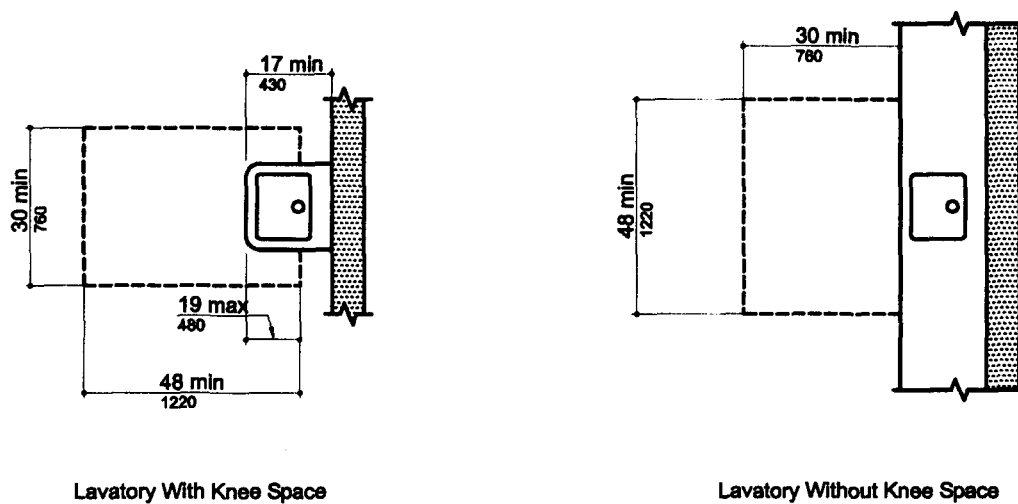


(a) Clear Floor Space at Water Closets

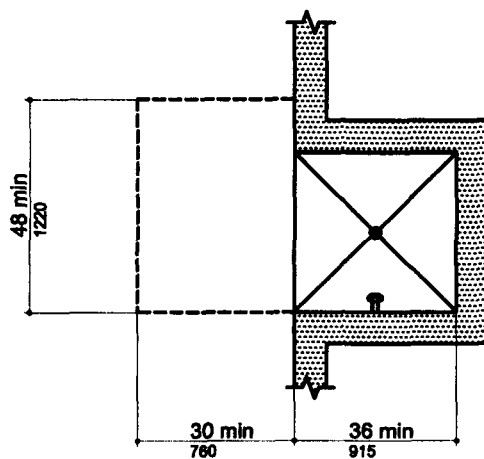


(b) Clear Floor Space at Bathtubs

FIGURE 7
CLEAR FLOOR SPACE FOR ADAPTABLE BATHROOMS



(c) Clear Floor Space at Lavatories



(d) Clear Floor Space at Shower

FIGURE 7 (continued)
CLEAR FLOOR SPACE FOR ADAPTABLE BATHROOMS

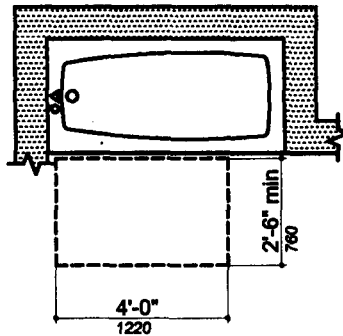


FIGURE 8
ALTERNATIVE SPECIFICATION - CLEAR FLOOR SPACE AT BATHTUB

NOTE: Clear floor space beside tub may overlap with clear floor space beneath adjacent fixtures.

Appendix III to Ch.I, Subchapter A—
Preamble to Final Housing Accessibility
Guidelines (Published March 6, 1991).

(FR Doc. 91-5228 Filed 3-5-91; 8:45 am)

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Government Printing Office: 1992 - 312-228/4111:

CHAPTER 11
REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
CHAPTER 553, PART V, FLORIDA STATUTES

AUGUST 1999

PART C

NOTICE TO WAIVER APPLICANTS

Please make certain you comply with the following:

- ◆ The person submitting the waiver request application as the Applicant **MUST** sign the application. Should you fail to do so, your application will be returned.
- ◆ If a design professional (architect or engineer) has designed the project, his or her comments **MUST** be included as a part of this application.
- ◆ Be as explicit as possible. The more information provided to the Florida Building Commission (The Commission), the more informed its decisions can be. If you are claiming financial hardship, please specify why and to what degree.
- ◆ If at all possible, **PLAN TO ATTEND the Accessibility Advisory Council (The Council) and the Commission Meetings**. Sometimes pertinent facts are inadvertently omitted, or information provided/presented in the Request for Waiver application is not clear. Your attendance at the meetings to answer questions will enhance the possibility of the waiver being approved, since the Council and the Commission will receive the most complete information — from you. When we receive the completed application, we will send you a notice of the time, date, and place for both the Council and the Commission meetings.

Enclosed are: a **Checklist for Use by the Applicant**, a **List of Required Information**, the **Request for Waiver** application, and a copy of the administrative rule governing the Florida Building Commission procedures for reviewing requests for waivers from accessibility requirements.

If you have questions or would like additional information, please call the Codes and Standards Office at (850) 487-1824.

This application is available in electronic format at:
http://www.dca.state.fl.us/fhcd/fbc/access_waiver/waiverap.htm.

**Department of Community Affairs
FLORIDA BUILDING COMMISSION
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100**

NOTICE TO WAIVER APPLICANTS

Please make certain you comply with the following:

- The person submitting the waiver request application as the Applicant **MUST** sign the application. Should you fail to do so, your application will be returned.
- If a licensed design professional (architect or engineer) has designed the project, his or her comments **MUST** be included as a part of this application.
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Enclosed are a **List of Required Information** and the **Request for Waiver** application.

If you have any questions or would like additional information, please call the Codes and Standards Section at (850) 487-1824.

Please mail this application to the Department of Community Affairs at the address above. **As well as a hard copy, please include a copy of the application (without drawings or plans) on a 3.5 floppy disk in PC format.**

This application is available in alternate formats upon request.

LIST OF REQUIRED INFORMATION:

1. _____ Drawings that will clearly present your project and that identify the issue(s) that relate to the waiver you are requesting. As a minimum, the following drawings must be submitted:
 - a. Project site plan
 - b. 24" x 36" minimum size drawings
 - c. Building/project sections (if necessary to assist in understanding the waiver request)
 - d. Enlarged floor plan(s) of the area in question
2. _____ One set of reduced scale (11" x 17") versions of the drawings submitted in item one above.
3. _____ One set of overhead transparencies (8 ½" x 11") of the drawings submitted in item one above. When numerous features are shown on the drawings, please designate the location of the waiver items by highlighting or outlining in color the affected areas.
4. _____ When substantial financial cost of compliance is alleged, supporting cost estimates with quotes from at least two vendors or contractors and catalog information.
5. _____ If you feel photographs and/or renderings are necessary for your presentation, provide 40 legible color photocopies of the photographs and/or renderings. If color photocopies of photographs are provided, use a minimum size of 4" x 6" photographs with a maximum of two photographs per photocopied page.
6. _____ Please submit a hard copy of this application to the Department of Community Affairs, as well as a copy of the application on a 3.5 floppy disk in PC format. PLEASE NOTE: Do not submit drawings or plans on the disk.

General Information:

- a. **Equipment:** An overhead projector is provided at the presentation; any other equipment necessary for your presentation, such as TV/VCR, slide or LCD projectors, etc., is the responsibility of the applicant.
- b. **Verbal Descriptions:** Presentations may be to sight or hearing impaired persons; visual presentations should consider adequate verbal and text descriptions of charts and pictures.

Your application will be reviewed by the Accessibility Advisory Council. You will have the opportunity to answer questions and/or make a short presentation **not to exceed 15 minutes**. The Council will provide recommendations to the Florida Building Commission. The Commission will review the application. You will have another opportunity to answer questions and /or give a short presentation **not to exceed 15 minutes**. The Commission will consider all information and the Council's recommendation before voting on the waiver.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: _____

Address: _____

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: _____

Applicant's Address: _____

Applicant's Telephone: _____ **FAX:** _____

Applicant's E-mail Address: _____

Relationship to Owner: _____

Owner's Name: _____

Owner's Address: _____

Owner's Telephone: _____ **FAX** _____

Owner's E-mail Address: _____

Signature of Owner: _____

Contact Person: _____

Contact Person's Telephone: _____ **E-mail Address:** _____

This application is available in alternate formats upon request.

Form No. 2001-01

3. Please check one of the following:

☐ New construction.

☐ Addition to a building or facility.

☐ Alteration to an existing building or facility.

☐ Historical preservation (addition).

☐ Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

☐ Under Design ☐ Under Construction*

☐ In Plan Review ☐ Completed*

* Briefly explain why the request has now been referred to the Commission.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: _____

Issue

2: _____

Issue

3: _____

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

☐ The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

☐ Substantial financial costs will be incurred by the owner if the waiver is denied.

☐ The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. _____

b. _____

c. _____

10. Licensed Design Professional: Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

Signature

Printed Name

Phone number _____

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this _____ day of _____, 20_____

Signature

Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

a. _____

b. _____

c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

☐ Yes ☐ No Cost of Construction _____

Comments/Recommendation _____

Jurisdiction _____

Building Official or Designee _____

Signature

Printed Name

Certification Number

Telephone/FAX

Address: _____

Certification of Licensed Design Professional for Replicated Designs to be Placed on Consent Agenda

Note: This form is to be used only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code.

I, _____, a licensed architect/engineer in the state of Florida, whose Florida license number is _____, hereby state as follows:

1. I am the architect/engineer of record for the project known as (name of project) _____, for which the Owner seeks a waiver of one or more accessibility requirements in an application to which this Certification is attached.

2. I hereby certify that to the best of my knowledge and belief to the Florida Building Commission that the design documents for the (insert project described in paragraph 1 above) _____ are the same as the design documents previously submitted to the Commission and referenced in paragraph 3 below, except that the two projects are built or to be built on different parcels of land at different locations.

3. The licensed design professional of record (identify the licensed design professional of record), _____, prepared the design documents for the project known as _____, for which the majority of the Accessibility Advisory Council recommended approval and the Commission granted a waiver of one or more accessibility requirements in Final Order No. _____.

Printed Name: _____ Affix certification seal below:

Address: _____

Telephone: _____

Fax: _____

E-Mail Address: _____

Certification of Applicant for Replicated Designs to be Placed on Consent Agenda

Note: This form is to be used only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code.

I, _____, am applying for placement on the Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code. I (check one of the following and complete blanks):

☐ am the owner of this Project (name of project) _____,

and was the owner of the project known as _____,

☐ am the franchisee of this Project (name of project) _____,

am under the same franchiser (name of franchiser) _____

who was the franchiser of the project known as _____,

☐ am the licensee of this Project (name of project) _____,

am under the same licensor (name of licensor) _____,

who was the licensor of the project known as _____,

for which the majority of the Accessibility Advisory Council recommended approval, and the Florida Building Commission granted a waiver of one or more accessibility requirements in Final Order No. _____.

I hereby swear or affirm that the above information to the best of my knowledge is true and correct.

Dated this _____ day of _____, 20 _____

Signature

Printed Name

Providing false information to the Florida Building Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.