Slide 1

Welcome!

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

Slide 2

Listening to the Webinar

* Online:
	+ Please make sure your computer speakers are turned on or your headphones are plugged in
	+ Control the audio broadcast via the AUDIO & VIDEO panel
	+ If you have sound quality problems, please go through the Audio Wizard by selecting the microphone icon

[Image: arrow points to microphone icon on audio and video panel]

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Listening to the Webinar (cont.)

To connect by telephone:

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This is **not** a toll-free number

Slide 4

Captioning

* Real-time captioning is provided; open the window by selecting the “cc” icon in the Audio & Video panel
	+ You can re-size the captioning window, change the font size, and save the transcript

[Image: arrow points to the "cc" icon in the audio and video panel]

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Submitting Questions

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

[Image: participant list and chat box]

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Technical Assistance

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

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Archive

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

Slide 8

ADA 2010 Standards for Accessible Design:

* Lodging

Slide 9

Today’s agenda

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

Slide 10

2010 regulations

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

Slide 11

Places of lodging

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

Slide 12

2010 Standards

* Chapter 1: Application and Administration
	+ Conventions, definitions, etc.
* Chapter 2: Scoping
	+ What needs to be accessible? How many?
* Chapters 3 – 10: Technical Specifications
	+ What do accessible things look like?

Slide 13

The three tiers of accessibility

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

Slide 14

Barrier removal

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

Slide 15

Safe Harbor

* *Only* applies to elements or spaces that **comply with 1991 Standards**
	+ Such elements or spaces will be subject to new Standards for alterations *if/when they are altered*

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Technical Specs

* Highlights

Slide 17

Revised: van-accessible parking

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

[Image: Accessible parking configuration with 96 inch wide standard accessible space and 132 inch wide van-accessible space, sharing between them one 60 inch wide access aisle.]

Slide 18

Revised: toilets

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

[Image: Clear floor space at a wheelchair-accessible toilet: 60 inches minimum measured from the side wall and 56 inches minimum measured from the rear wall.]

Slide 19

Revised: tactile sign location

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

Image: Mounting height of a tactile sign; 48 inches minimum to the bottom of the lowest tactile characters and 60 inches maximum to the bottom of the highest tactile characters.]

Slide 20

Revised: fire alarms

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

[Image: fire alarm with both audible and visible signals]

Slide 21

Revised: ALS

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

[Image: A man stands behind a podium equipped with a microphone.]

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All new!

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

Slide 23

Fitness facilities

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

[Image: fitness facility with clear floor space adjacent to one of each of four types of exercise machines]

Slide 24

Swimming pools, wading pools, spas

[Table:

Means of Pool Access

Small swimming (under 300 linear feet of pool wall); only 1 means required AS LONG AS IT IS SLOPED ENTRY or LIFT

Large swimming (more than 300 linear feet of pool wall); 2 means required, one must be SLOPED ENTRY or LIFT, second can be any permitted type (SLOPED ENTRY, LIFT, TRANSFER WALL, TRANSFER SYSTEM, STAIRS

User access limited to one area (wave action, leisure river, etc.); SLOPED ENTRY, LIFT, or TRANSFER SYSTEM

Wading; SLOPED ENTRY

Spa; LIFT, TRANSFER WALL, or TRANSFER SYSTEM]

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Pool access

[Image: swimming pool lift

Image: swimming pool with sloped entry

Image: swimming pool transfer system

Image: swimming pool with accessible stairs

Image: swimming pool transfer walls]

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Accessible Guest Rooms

* Scoping

Slide 27

**Table 224.2 Guest Rooms with Mobility Features**

[Table:

Total guest rooms/facility: 1 – 25; 1 accessible room without roll-in shower + 0 accessible rooms with roll-in shower = 1 total accessible rooms

Total guest rooms/facility: 26 – 50; 2 accessible room without roll-in shower + 0 accessible rooms with roll-in shower = 2 total accessible rooms

Total guest rooms/facility: 51 – 75; 3 accessible room without roll-in shower + 1 accessible rooms with roll-in shower = 4 total accessible rooms

Total guest rooms/facility: 76 – 100; 4 accessible room without roll-in shower + 1 accessible rooms with roll-in shower = 5 total accessible rooms

Total guest rooms/facility: 101 – 150; 5 accessible room without roll-in shower + 2 accessible rooms with roll-in shower = 7 total accessible rooms

Total guest rooms/facility: 151 – 200; 6 accessible room without roll-in shower + 2 accessible rooms with roll-in shower = 8 total accessible rooms

Total guest rooms/facility: 201 – 300; 7 accessible room without roll-in shower + 3 accessible rooms with roll-in shower = 10 total accessible rooms

Total guest rooms/facility: 301 – 400; 8 accessible room without roll-in shower + 4 accessible rooms with roll-in shower = 12 total accessible rooms

Total guest rooms/facility: 401 – 500; 9 accessible room without roll-in shower + 4 accessible rooms with roll-in shower = 13 total accessible rooms

Total guest rooms/facility: 501 – 1000; 2% of total/accessible room without roll-in shower + 1% of total/accessible rooms with roll-in shower = 3% of total/total accessible rooms

Total guest rooms/facility: 1001 and over; 20, plus 1 for each 100 or fraction thereof over 1000/accessible room without roll-in shower + 10 plus 1 for each 100 or fraction thereof over 1000/accessible room with roll-in shower = 30 plus 2 for each 100 or fraction thereof over 1000/total accessible rooms]

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**Table 224.4 Guest Rooms with Communication Features**

**[**Table:

Total guest rooms/facility: 1 – 25; 2 rooms with communication features

Total guest rooms/facility: 26 – 50; 4 rooms with communication features

Total guest rooms/facility: 51 – 75; 7 rooms with communication features

Total guest rooms/facility: 76 – 100; 9 rooms with communication features

Total guest rooms/facility: 101 – 150; 12 rooms with communication features

Total guest rooms/facility: 151 – 200; 14 rooms with communication features

Total guest rooms/facility: 201 – 300; 17 rooms with communication features

Total guest rooms/facility: 301 – 400; 20 rooms with communication features

Total guest rooms/facility: 401 – 500; 22 rooms with communication features

Total guest rooms/facility: 501 – 1000; 5% of total/rooms with communication features

Total guest rooms/facility: 1001 and over; 50 plus 3 for each 100 over 1000/ rooms with communication features]

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Accessible features: which rooms?

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

Slide 30

The “overlap”

* 1991

[Image: 36 total rooms; 2 are designated accessible for both mobility and communication features, and 2 additional are designated with communication access features]

* 2010

[Image: 36 total rooms; 1 is designated accessible for both mobility and communication features, and 3 additional are designated with communication access features]

Slide 31

The overlap: 1991

[Image: 60 total guest rooms; 4 accessible with both mobility and communication features, plus 3 additional rooms with communication access features]

Slide 32

The overlap: 2010

[Image: 60 total guest rooms; 1 accessible with both mobility and communication features, plus 6 additional rooms with communication access features]

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Multiple buildings on site

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

[Image: Resort with multiple lodging buildings set in snowy mountain valley]

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Dispersion

* New construction
	+ Accessible rooms dispersed among classes of rooms
		- Type
		- Number of beds
		- Amenities
* Alterations
	+ Scope limited additions/alterations projects separately to eventually achieve level of access and dispersion that would be required in new construction

Slide 35

Vanity counter space

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

Slide 36

New features, new designs

[Image: Plan view of mobility-accessible hotel guest room, showing clear floor spaces and maneuvering clearances at bathroom fixtures, doors, bed, and window.]

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Guest room doors

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

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Resources

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Tax incentives

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

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DOJ

* Department of Justice
	+ Guidance includes sample designs for accessible guest rooms
* [www.ada.gov](http://www.ada.gov/)

[Image: Guidance on the 2010 ADA Standards for Accessible Design

Image: 2010 ADA Standards for Accessible Design]

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Access Board

* [www.access-board.gov](http://www.access-board.gov)

[Image: "Accessible Swimming Pools"]

Slide 42

ADA Checklist

* Existing businesses
	+ adachecklist.org

[Image: ADA Checklist for Readily Achievable Barrier Removal]

Slide 43

ADA National Network

* 1-800-949-4232 V/TTY
* [www.adahospitality.org](http://www.adahospitality.org/)

[Image: hotel door and key card, service dog, and power-door push button]