

Agenda

- Covered Facilities
- Patient Sleeping Rooms
- Parking & Passenger Loading Zones
- Accessible Routes
- Employee Work Areas
- Service Counters
- Public and Common Use Areas
- Medical Diagnostic Equipment

1

1

Medical Care and Long-Term Care Facilities §223 & §805

2

2

Covered Facilities



- Hospitals, Rehabilitation Facilities, Psychiatric Facilities and Detoxification Facilities



- Long-term Care Facilities

3

3

Covered Facilities cont'd



- Medical units in detention and correctional facilities



- Professional Offices of Healthcare Providers

4

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Patient Sleeping Rooms

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5

Patient Sleeping Rooms

- **§223.2 - Hospitals, Rehabilitation Facilities, Psychiatric Facilities and Detoxification Facilities:**
 - Conditions Affecting Mobility**
 - Specializing 100%
 - Not specializing 10%
- **§223.3 Long-term care: 50%**

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Patient Sleeping Room Dispersion

Medical Care Facilities Covered by 2010 ADA Standards:

Must disperse accessible patient bedrooms in a manner that is “proportionate” by type of medical specialty

Regulatory sections 35.151(h) and 36.406(g)
incorporated by DOJ

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Patient Sleeping Rooms Alterations and Additions

Based on the number
altered or added until
overall number reached
– maintains dispersion



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Long Term Care Facilities



§223 Medical Care and Long-Term Care Facilities



§223.3 Long-Term Care Facilities

“In licensed long-term care *facilities*, at least 50 percent, but no fewer than one, of each type of resident sleeping room shall provide mobility features complying with 805.”

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Doors – Latch Side Clearance



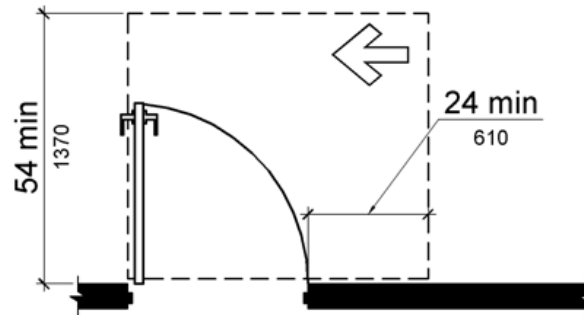
**§404.2.4 Maneuvering Clearances
must not be obstructed
ADA regulations to maintain accessible features**

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Doors – §404.2.4 Exception

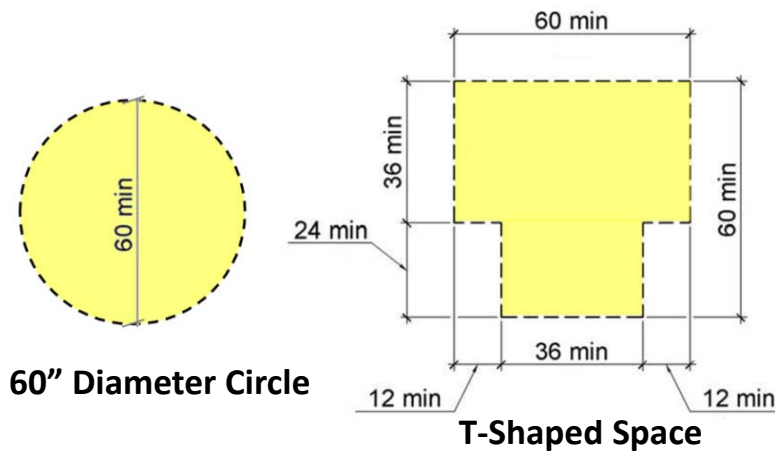
Entry doors to hospital patient rooms not required to provide the clearance beyond the latch side of the door.



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Turning Space (§805.2)



Turning space complying with §304 must be provided within the room

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Clear or Ground Floor Space (§805.3)

must provide a clear floor space complying with section §305 on both sides of the bed



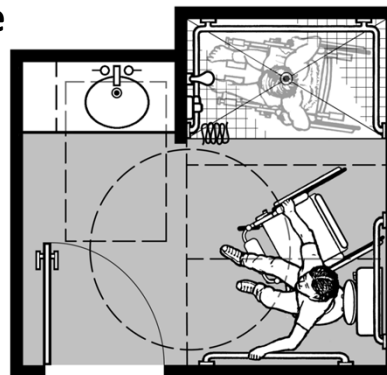
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Patient Sleeping Rooms Toilet and Bathing

Those *servicing* patient rooms required to be accessible

- Exception for toilets in critical care or intensive care patient rooms



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Toilet & Bathing Facilities (§213)

In new construction, all toilet and bathing facilities must be accessible, except:

- portable units (5% min)
- clustered single user toilet rooms (50% min)



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15

ANSI A117 Working Groups

Working Group on Assisted Toileting and Bathing

Establishing technical requirements for toileting and bathing facilities designed for assisted use.

- Based on study by Rothchild's Foundation
- Assisted living, nursing homes and rehabilitation Facilities (resident bathrooms)
- Alternative to units required to provide independent access
- Specifications for toilets and roll-in showers
- IBC 2021 to include scoping



16

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Communication Features

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TTY's

§217.4.6 - Public *pay* telephones

Where provided at hospital emergency room, recovery room, or waiting room –
at least one TTY



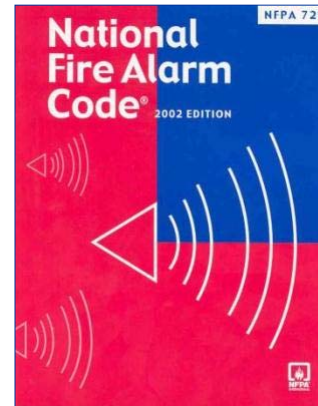
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Fire Alarms Systems

§702.1 General - NFPA 72

- NFPA 72 National Fire Alarm Code (1999 or 2002) – referenced standard
- National Fire Protection Association (www.nfpa.org)



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Fire Alarms Systems

§702.1 - Medical Facilities



- **EXCEPTION:** Fire alarm systems in medical care facilities permitted to be provided in accordance with industry practice

20

20

Parking and Passenger Loading Zones

21

21

New Construction

Access Required

- **Parking is not required to be provided**
- **Where parking is provided, it must include accessible parking spaces**
- **Excludes commercial vehicle storage, law enforcement vehicles, or vehicle impound parking**

22

22

Accessible Parking Scoping

- Where visitor, patron, or employee parking is provided
- Calculated on a facility by facility basis
- A facility can be a single space, a parking lot, a parking floor within a building, or a stand-alone parking structure

23

23

Accessible Parking Scoping

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

24

24

Accessible Parking

- **§208.2.1 Hospital Outpatient Facilities: 10 % of spaces**
- **§208.2.2 Rehabilitation and Outpatient Physical Therapy Facilities: 20 %**

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Accessible Parking Scoping

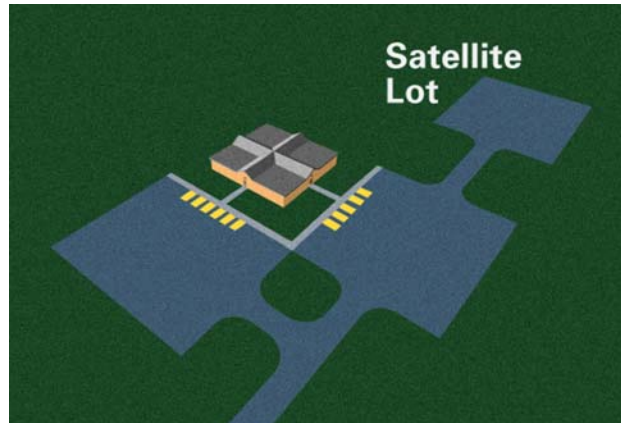
- **Doctor's Offices: use table**
- **Medical Equipment Retail Facilities: use table**

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

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Accessible Parking



§208.3 Location – Exception 2

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Loading Zone Access Aisle

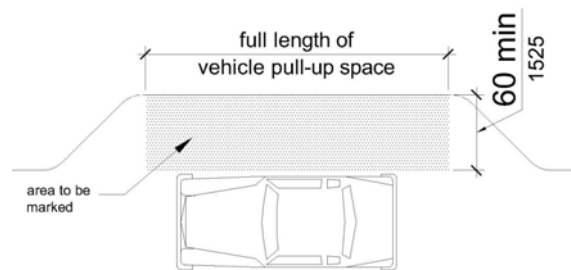


Figure 503.3
Passenger Loading Zone Access Aisle

28

28

Passenger Loading at Entrance (§209.3)

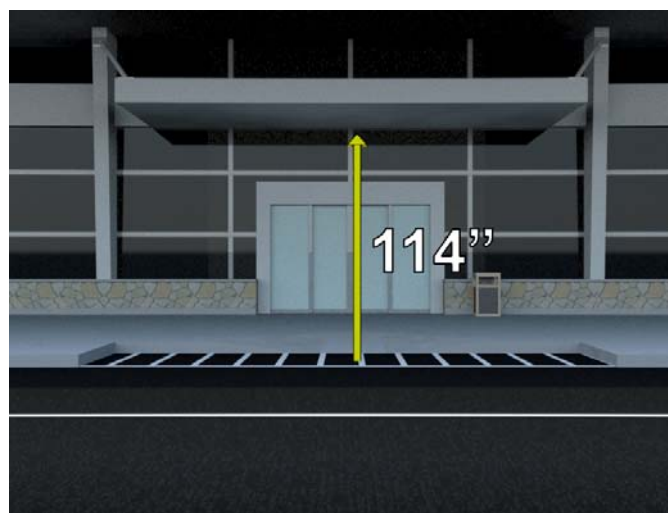
- Required where period of stay exceeds 24 hours
- Canopy not required as was in 1991 ADA Standard



29

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Loading Zone Vertical Clearance



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Parking Space Signs

- International Symbol of Access required to designate and reserve accessible spaces
- 60 inches minimum to bottom of sign
- “Van Accessible” added for van spaces
- Exception: sign not required where 4 or fewer spaces are provided



31

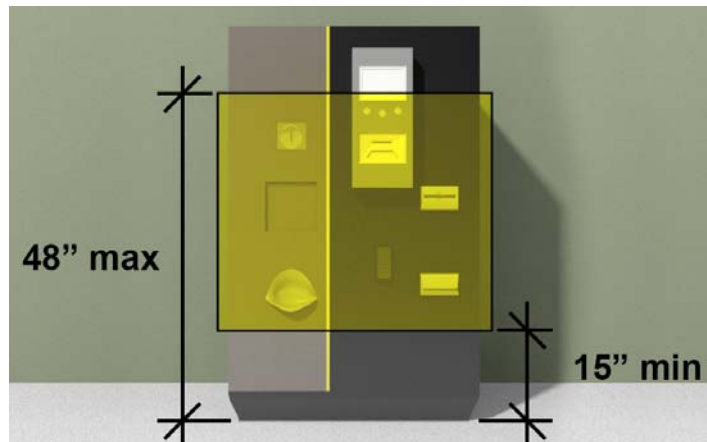
31

Parking Meters and Pay Stations

Forward or Side Approach



Operable Parts



32

32

Electric Vehicle Charging Stations



- **The Standards do not include specific provisions for electric vehicle (EV) charging stations.**
- **Advisable to address access to EV charging stations so that they are usable by people with disabilities.**
- **If provided, accessible spaces at EV charging stations cannot count toward the minimum number of accessible car and van parking spaces required in a parking facility.**

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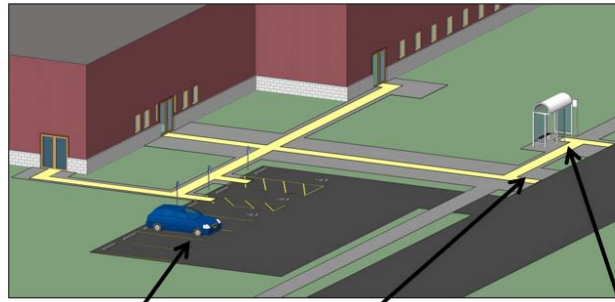
Accessible Routes

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Accessible Routes (§206)

At least one accessible route to building entrances from site arrival points provided



parking & passenger loading zones



streets & sidewalks



transportation stops

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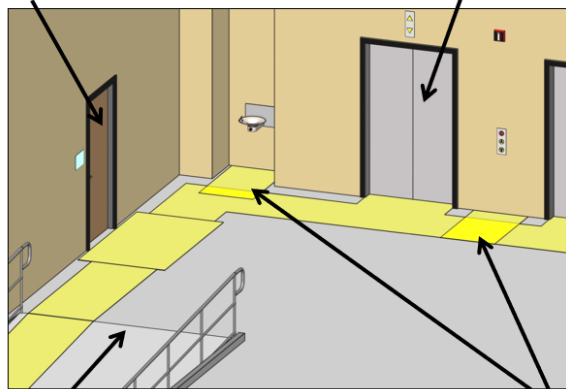
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Accessible Routes

At least one AR must connect to:

each accessible room and space

each story (unless an exception applies)



each level on a floor required to be accessible

each accessible element

36

36

Handrails along Routes (403.6)

Handrails - where provided along walking surfaces other than ramps or stairs also must comply (excluding elevator cars)



37

37

Route Location (§206.3)

Must coincide or be in same area as general circulation paths



If circulation path is interior, AR must be interior

38

38

Vertical Access

- **Required for Professional Offices of a Healthcare Provider**
 - Where a State-regulated professional provides physical or mental health services to the public
- **Title II entities and Federal facilities**



39

39

Multi-Story Facilities (§206.2.3)

At least one accessible route must connect each story & mezzanine (unless an exception applies)



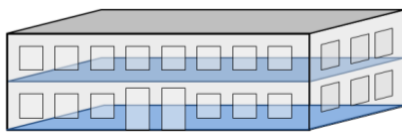
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Exceptions (§206.2.3)

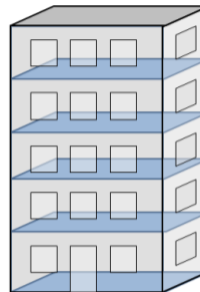
Accessible Route between floors ("elevator exception")

Private sector facilities only:



less than 3 stories

OR



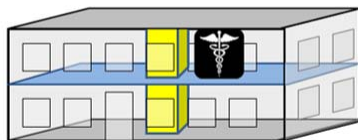
less than 3,000 sf/flr)

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41

Exceptions

Accessible route required to upper story:



containing a health care facility



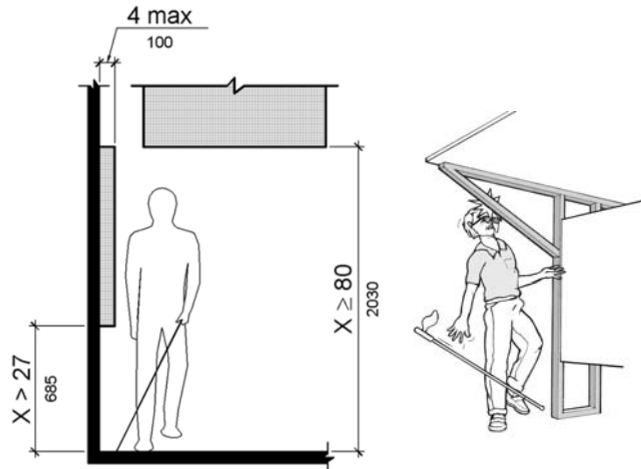
containing a sales/rental establishment (if facility contains at least 5 total)

42

42

Protruding Objects

- Applies to all circulation paths (F204)



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43

43

Signs (§216)

- Tactile/ visual – labels for permanent rooms & spaces, exit doors
- Visual only – directional or informational signs
- Exempt: temporary signs, building menus, directories, addresses, company names and logos



44

44

Tactile Signs

Scoping (interior & exterior):

- Restroom labels (at entry)
- Room numbers/ names (not likely to change)
- Floor levels
- Exit access/discharge
- Areas of Rescue Assistance

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45

Signs (216)

Required Signs

- Means of egress
- Parking
- Entrances
- Elevators
- Toilet and bathing rooms
- TTYs
- Assistive listening systems
- Check-out aisles



Other Info Pictograms
• Directional Signs

46

46

Employee Work Areas

47

47

Employee Work Area (§106.5)

“All or any portion of a space used only by employees and used only for work. Corridors, toilet rooms, kitchenettes and break rooms are **not** employee work areas.”

Americans with Disabilities Act (ADA)

Limited access required
“approach, enter, and exit”.

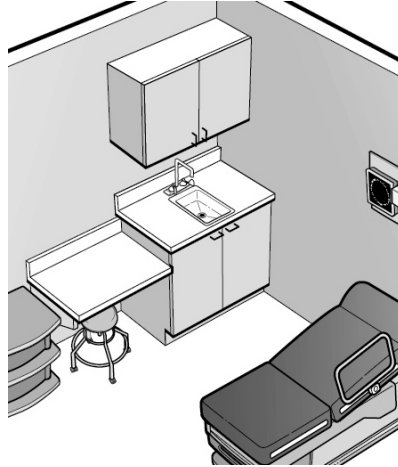
Architectural Barriers Act (ABA)

Must be accessible.

48

48

Employee Work Areas



**Requirements for
hand wash sinks in
exam rooms**

49

49

Service Counters

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Minimum Number & Dispersion (§227.3)

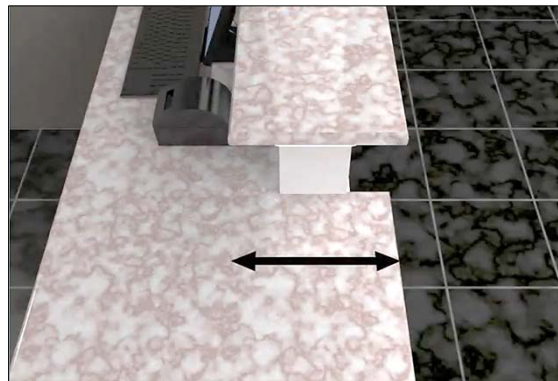
- At least 1 of each type of counter
- Each type of function at a counter
- Dispersion where counters dispersed



51

51

Check-In Counter

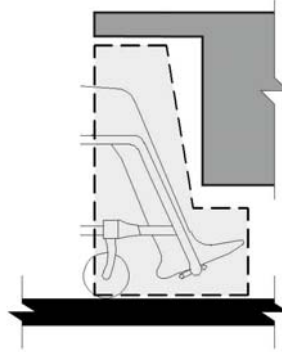


Accessible portion must be as deep as the counter depth for customer use.

52

52

Service Counters



**Side or Forward Approach
Required**

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53

Public and Common Use Areas

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54

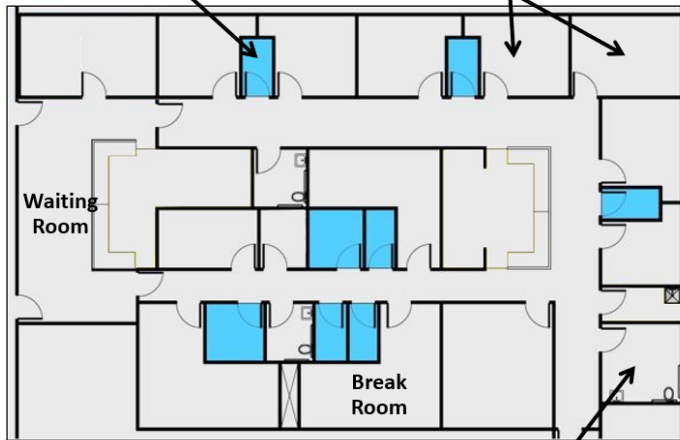
Example: Medical Care Suite



Public & Common Use Areas: Full Access

 Dressing Rooms: access to at least 5% of each type

Exams Rooms & Doctors' Offices: 100% scoping (public access)



Toilet rooms – access to all (50%: clustered single user of same type)

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Common Use Spaces - Living

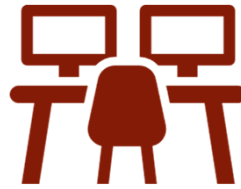


56

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Dining & Work Surfaces (§226)

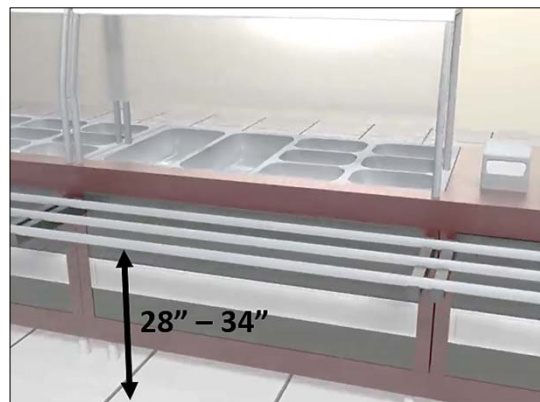
- Access to at least 5% of surfaces
- Applies to both standing and seating spaces
Dispersion within space/ facility required



57

57

Tray Slides



Tray slides are not required but must comply where provided

58

58

Recreation/Rehabilitation Facilities

Play areas
 Exercise or workout rooms
 Exercise equipment
 Locker rooms
 Swimming pools
 Spas or Saunas



59

59

Children's Toilets

Advisory information provides guidance
 according to age group

	Ages 3 & 4	Ages 5 - 8	Ages 9 - 12
WC Centerline	12 in	12 - 15 in	15 - 18 in
Toilet Seat Height	11 - 12 in	12 - 15 in	15 - 17 in
Grab Bar Height	18 - 20 in	20 - 25 in	25 - 27 in
Dispenser Height	14 in	14 - 17 in	17 - 19 in

60

60

Medical Diagnostic Equipment (MDE)

61

61

Rehabilitation Act §510

- Mandates the Access Board to issue minimum technical criteria for accessible medical diagnostic equipment in consultation with FDA



Affordable Care Act amends the
Rehabilitation Act to address access to MDE
(March 23, 2010)

62

62

Rehabilitation Act §510



- Specifically addresses equipment in:
 - Physicians offices, clinics, emergency rooms, hospitals, other medical settings. Includes optometrists and dentists
- Scoping to be determined in appropriate regulatory or administrative context
- Final Standards are voluntary until adopted by an enforcing Agency e.g., DOJ for the Americans with Disabilities Act
- Can be voluntarily adopted through policy

63

63

MDE - Examples

- Examination tables and chairs
- Weight scales, x-ray machines
- Radiological and mammography equipment



64

64

Patient Positions the Equipment Supports

in a supine, prone, or side-lying position



in a seated position



seated in a wheelchair



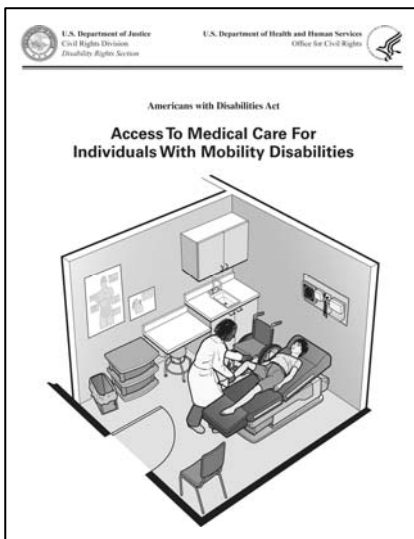
in a standing position



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65

DOJ Guidance is Available



www.ada.gov
800-514-0301

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66



Standards for Accessible Medical Diagnostic Equipment

www.access-board.gov/guidelines-and-standards/health-care/about-this-rulemaking/final-standards

67

67

Technical Guides to the Standards

Available on the Access Board website



70

68

Questions ?



71

69

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72

70