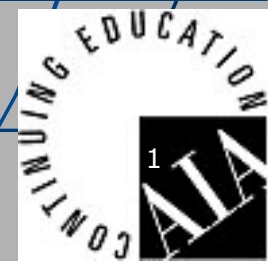


# ADA Compliant Entrances Meeting Expectations

Provider# T112

Course# rec109



# rec109

- record-usa is a Registered Provider with the American Institute of Architects Continuing Education Systems. Credit earned on completion of this program will be reported to CES Records for AIA members. Certificates of Completion for non-AIA members are available upon request.



# rec109

- This program is registered with the AIA/CES for continuing professional education. As such, it does not include content that may be deemed or construed to be an approval or endorsement by the AIA of any material of construction or any method or manner of handling, using, distributing, or dealing in any material or product. Questions related to specific materials, methods, and services will be addressed at the conclusion of this presentation.

# Learning Objectives

- Understand the history and intent of the ADA as it applies to building accessibility.
- Know the specific code requirements of an ADA compliant entrance.
- Be able to consider the spirit or intent of ADA accessibility laws versus merely the letter of the law.



# ADA Entrances: *Are We Meeting Expectations?*



# ADA



## Americans with Disabilities Act signed July 26, 1990

- “No qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs or activities of a public entity, or be subjected to discrimination by any public entity.”  
28 CFR 35.130

# ADA Compliance

- Ongoing vigilance. No “Stamp of Approval”
- Three Types of Barriers:
  - ✓ STRUCTURAL
  - ✓ COMMUNICATION
  - ✓ ATTITUDINAL
- Rule of Disproportionality (ADAAG 36.403)
  - UP TO 20% OF ALTERATION BUDGET MUST BE USED TO PROVIDE ACCESSIBILITY
  - PRIORITIES: 1) Entrance, 2) Route to altered area, 3) One accessible restroom, 4) telephones, 5) drinking fountains, 6) Storage, alarms.

# ADA Facts



“Within 27 years, the population age of 65+ years will increase +60% & 1-in-5 adults will be 65+ years”

*Source: The Aging States Project Study*

“Businesses have had 15 years to meet the ADA's requirements. There's no longer an excuse for violations at this time”

*National Organization on Disabilities (N.O.D.), President  
Alan A. Reich*



# ADA Facts

**Being ADA compliant is good business**—20% of Americans are disabled and the number of roving “professional plaintiffs” will only grow. An ADA access lawsuit could cost you \$10,000-\$100,000 or more (settlements average \$45,000+ in some areas); why risk that exposure?

# Why Is ADA Important To You?



- **It is a Federal Civil Rights**

**LAW!**

- **Signed into law July 26, 1990**

- **Enforced by the Dept. of**

**Justice**

- **Over 54 Million Americans**



# What is important to the building owner?

- **Accessibility**
  - Public accommodation
  - Meeting the needs of the disabled
- **Compliance**
  - Code
  - Law
- **Security**
  - Controlled Access
  - Accountability
- **Safety**
  - Doors & hardware working properly
  - Proper hardware on each opening

# Standards

**code of  
federal regulations** reprint


**Department of Justice**

**28 CFR Part 36**  
Revised as of July 1, 1994

Nondiscrimination on the Basis of  
Disability by Public Accommodations  
and in Commercial Facilities




**Excerpt from 28 CFR Part 36:**

**ADA Standards for  
Accessible Design**



ICC/ANSI A117.1-1998

**American National Standard**



*Accessible and Usable  
Buildings and Facilities*

ICC  
INTERNATIONAL  
CODE COUNCIL™

ICC/ANSI A117.1-1998

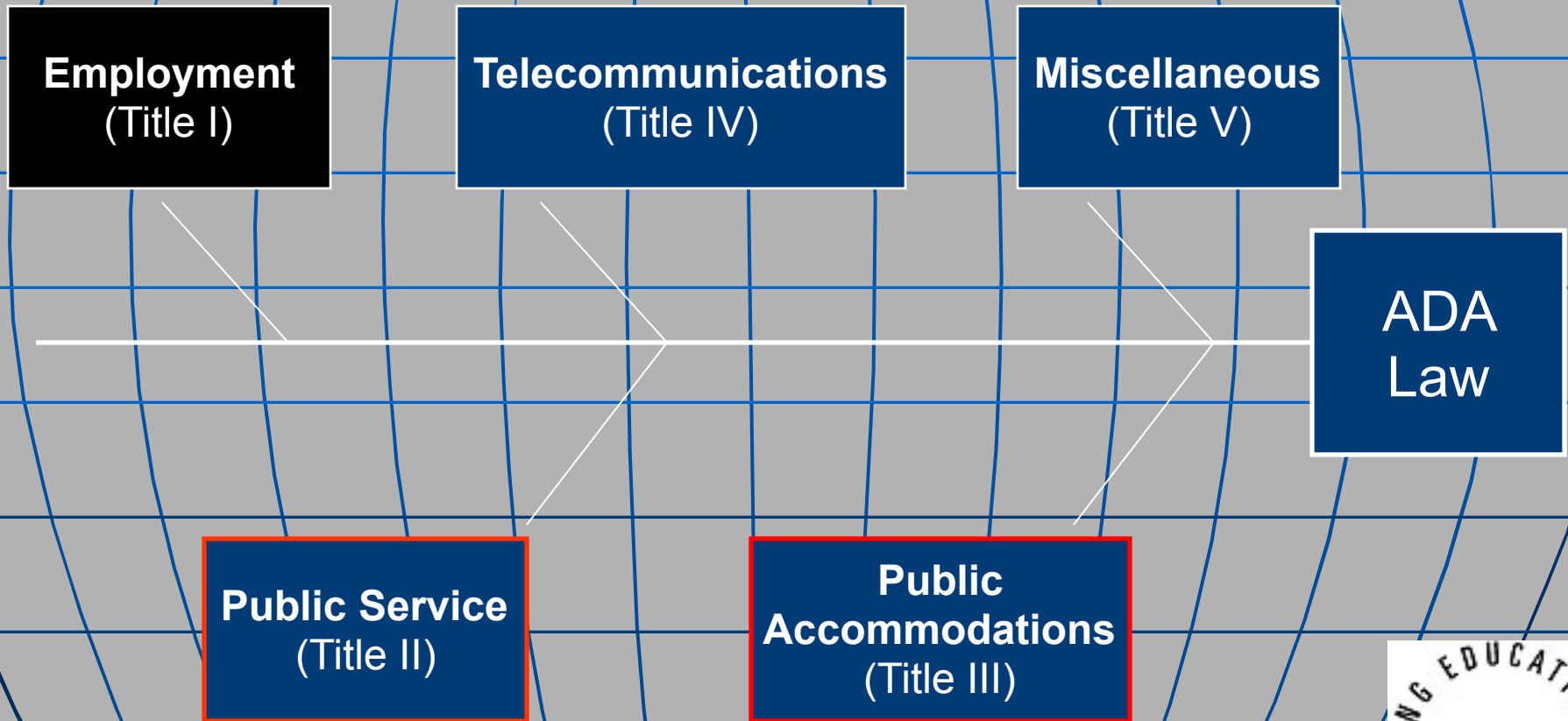
ICATION

2

CONT



# ADA Title Overview





# What is the Intent of Title III?

**Essentially, private sector facilities must remove barriers and provide people with disabilities with access equal to, or similar to, that available to the general public.**



# ADA Accessibility Spaces

## Getting To The Building

- Parking -
- Ground Surfaces
- Curb Ramps -
- Accessible Routes

## Getting In The Building

- Exterior Openings -
- Opening Hardware
- Opening Dimensions -
- Threshold Surfaces
- Opening Forces -

## Accessible Elements & Spaces

- Stairs -
- Elevators -
- Ramps
- Chair Lifts -
- Building Elements
- Interior Openings -
- Personal Care Areas
- Allowable Space

- Alarm / Emergency communication
- Telephones -
- Signage -
- Seating -
- Mirrors
- Windows -
- Toilets / Urinals
- Hand rails / Grab Bars -
- Lavatory Fixtures
- Water coolers / fountains -
- Sinks / showers / tubs

## Moving Around The Building

## Using The Building Elements

# Four Requirements for Compliance

- Latch Configuration
- Clear Opening
- Opening Force
- Closing Speed



# Objective One



**Describe the Latch  
Requirements**



# Latch Requirements

- **Easy to grasp with one hand**
- **No twisting wrist**

**LEVERS  
or Push Pull**



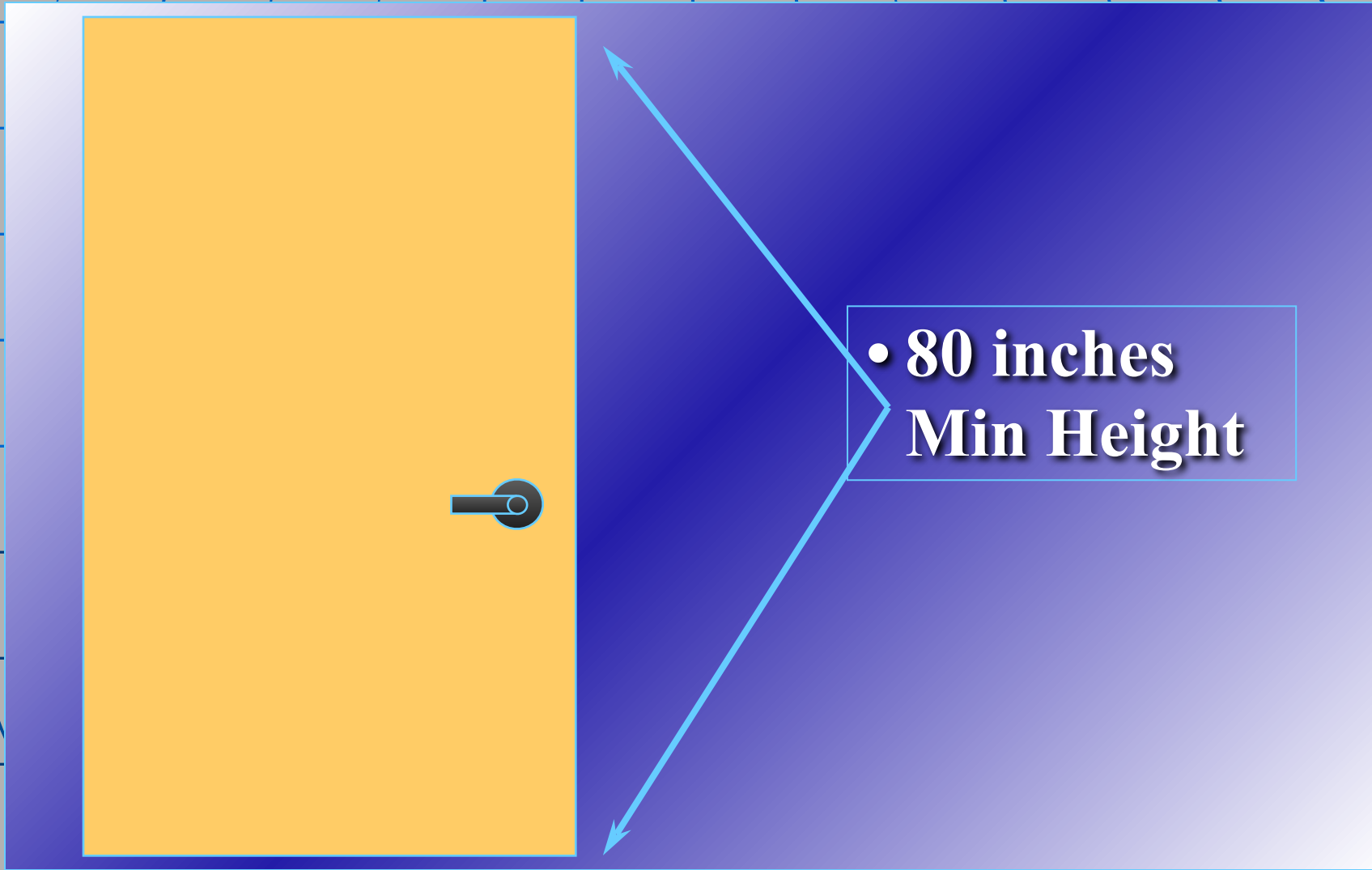
# Objective Two



**Describe the Characteristics of a  
Clear Opening**

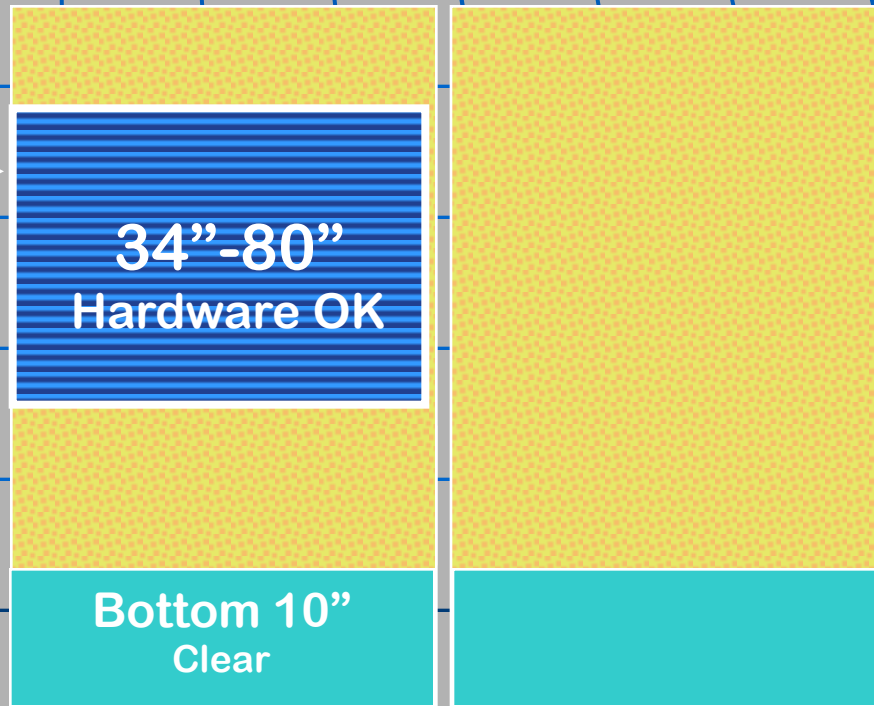


# Clear Opening



# Clear Opening

- **Hardware Location**



- **Clear Bottom**

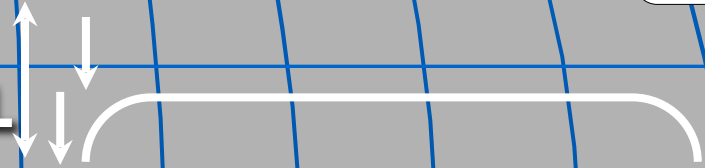
Note: Exit Device not affected if mounted above 34"

# Clear Opening



- **Thresholds**

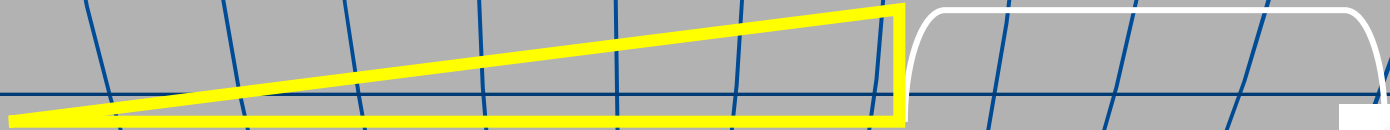
- 1/2 inch Maximum TOTAL
- 1/4 inch increment



- **Elevation**

- Extend out equal to door width

- **Maneuvering Area**



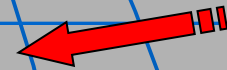
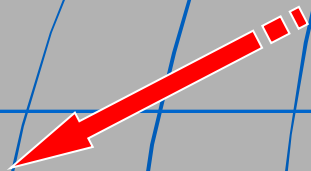
# Objective Three



## Describe the Opening Force Requirements



# Opening Force Requirements

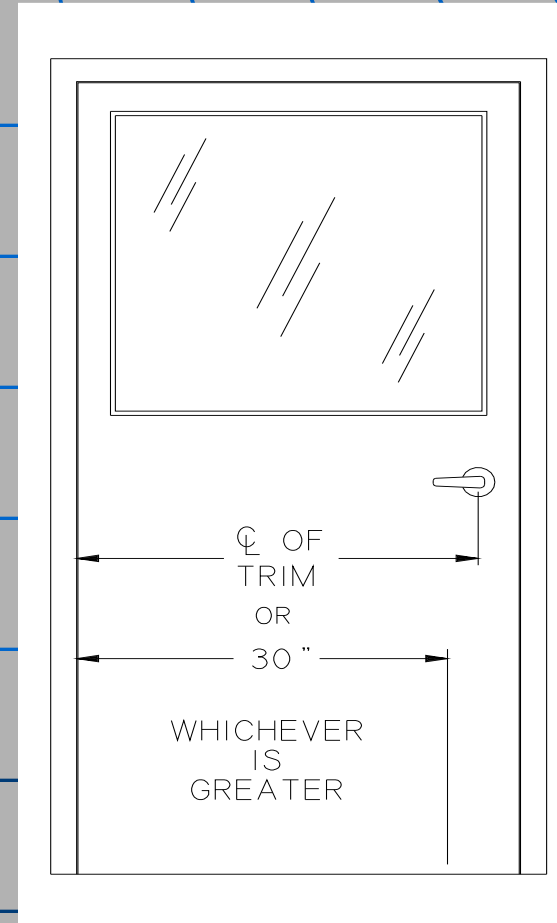




# Opening Force Requirements

ADA

- Measure 30" from Hinge or Centerline of Trim, whichever is greater
- Open to 3" out of latch, apply gauge, then open to 70° (recommended not required)



# Limitations of manual door closers

**5 lbs. Opening force = 3 lbs. Closing force**

- **Weather-stripping**
- **Stack pressures**
- **Windy Conditions**
- **Door and Frame misalignment**
- **Hinge Bind**
- **Threshold rub**
- **Latch bolt alignment**

# Objective Four



## Identify the Closing Speed Requirements

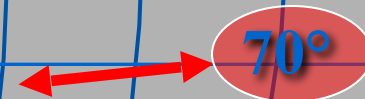


# Closing Speed Requirements

## ADA Accessibility Guidelines 4.13.10

- Sweep period – 3 seconds minimum
  - ▣ from an open position of 70 degrees to a point 3 inches from the latch
  - ▣ Measured to the leading edge of the door
- Delayed action is not a code requirement

Minimum  
of 3 sec.





**Does the Entrance just  
described meet a disabled  
individuals expectations?**



*What are the  
expectations of the  
disabled as they  
approach a building ?*

# ADEQUATE PARKING

# Accessible Path...

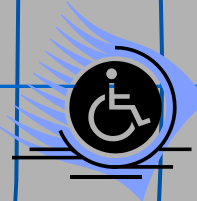


# 3. An Accessible Path throughout the Building

# 4. An Accessible Path out of the Building

**"That was easy"**

**What are the disabled looking for as they are approaching the exit?**



*DOES THE ADA LAW REQUIRE THE  
USE OF AUTOMATIC DOOR  
OPERATORS?*

YES or NO?

*Would an automatic door make  
entrance and egress easier?*

YES or NO?

*“Well, there’s always going to be someone there to help open the door anyway.”*

Spirit of the Law?

# Why Wouldn't You?

- The ADA expects “reasonable accommodation”
- A disabled individual expects no more than to utilize the facilities of a building
- Entry and Egress is a fundamental key!
- Automatic Doors meet the “*SPIRIT*” of the Law

# Which Automatic Door?

- Sliding Doors
  - Cost Effective
  - Design Professional Friendly
  - Most Efficient for Two Way Traffic
- Swing Operators
  - Retrofits to Restrooms
  - Full Power or Low Energy
- Folding and Telescopic Sliding
  - Maximized Opening

# Meeting expectations...





# Make Entry and Egress uneventful



# Form AND Function...

# Retrofits to Restrooms



**Swing Operators 156.10 or 156.19**



# Minimum Speed Requirements



- **Low Energy Vs. High Energy (Full Power)**
  - **Low energy operators**
    - Types used for handicap entrances, etc.
    - No guard rails or safety mats needed
  
  - **High energy operators (Full Power)**
    - Types used in Supermarkets
    - Guard rails or safety mats Required

# Minimum Speed Requirements

## Low Energy

- 3 seconds to backcheck & 4 seconds to fully open
- No more than 15 lbs. of force to stop door movement
- Does not require guard rails, safety mats, canceling scanners
- Must comply with ANSI/BHMA A156.19

## High Energy (Full Power)

- 1.5 seconds to backcheck
- No more than 40 lbs. of force to stop door movement
- Requires guard rails, safety mats, canceling scanners
- Must comply with ANSI/BHMA A156.10

# Folding Automatic Doors

# Telescopic Sliding Doors



# Summary

- **We have looked at the minimum requirements of an ADA compliant entry and discussed the 'expectations' of a disabled individual planning to utilize the facilities within a specific building**
- **We have discussed the various ways to automate an entrance including sliding, swinging and folding door packages**
- **Are you sure that "meeting the Law" makes the statement you intend for your building/facility? The Entrance is less than 1% of a building's cost yet it is the most frequented location...**



## ADA lawsuits flood courts

# *Lastly, The Cost of Not Complying*

"The Sheriff" strikes again

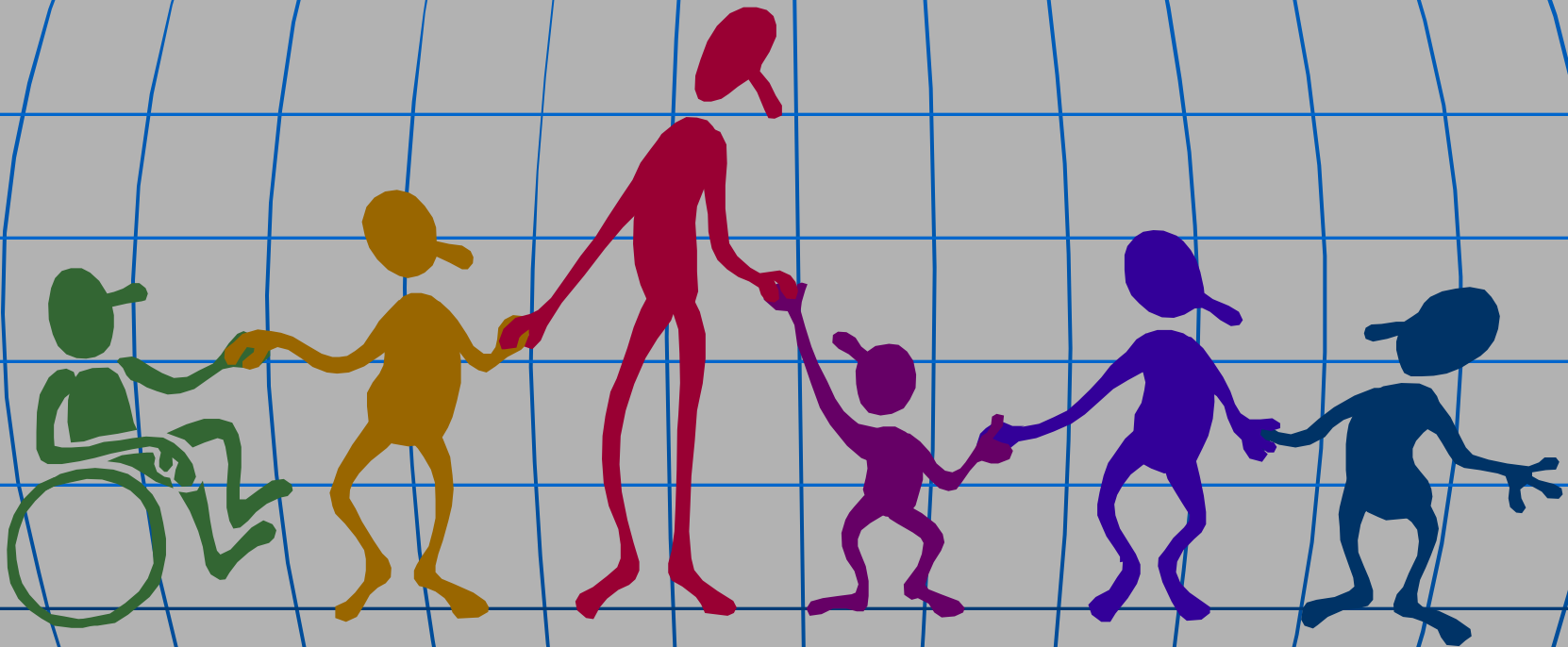
The wheelchair-bound man suing hundreds of businesses in California for not being compliant with the Americans with Disabilities Act (ADA) has now served dozens of lawsuits to business owners in one Central Coast town.

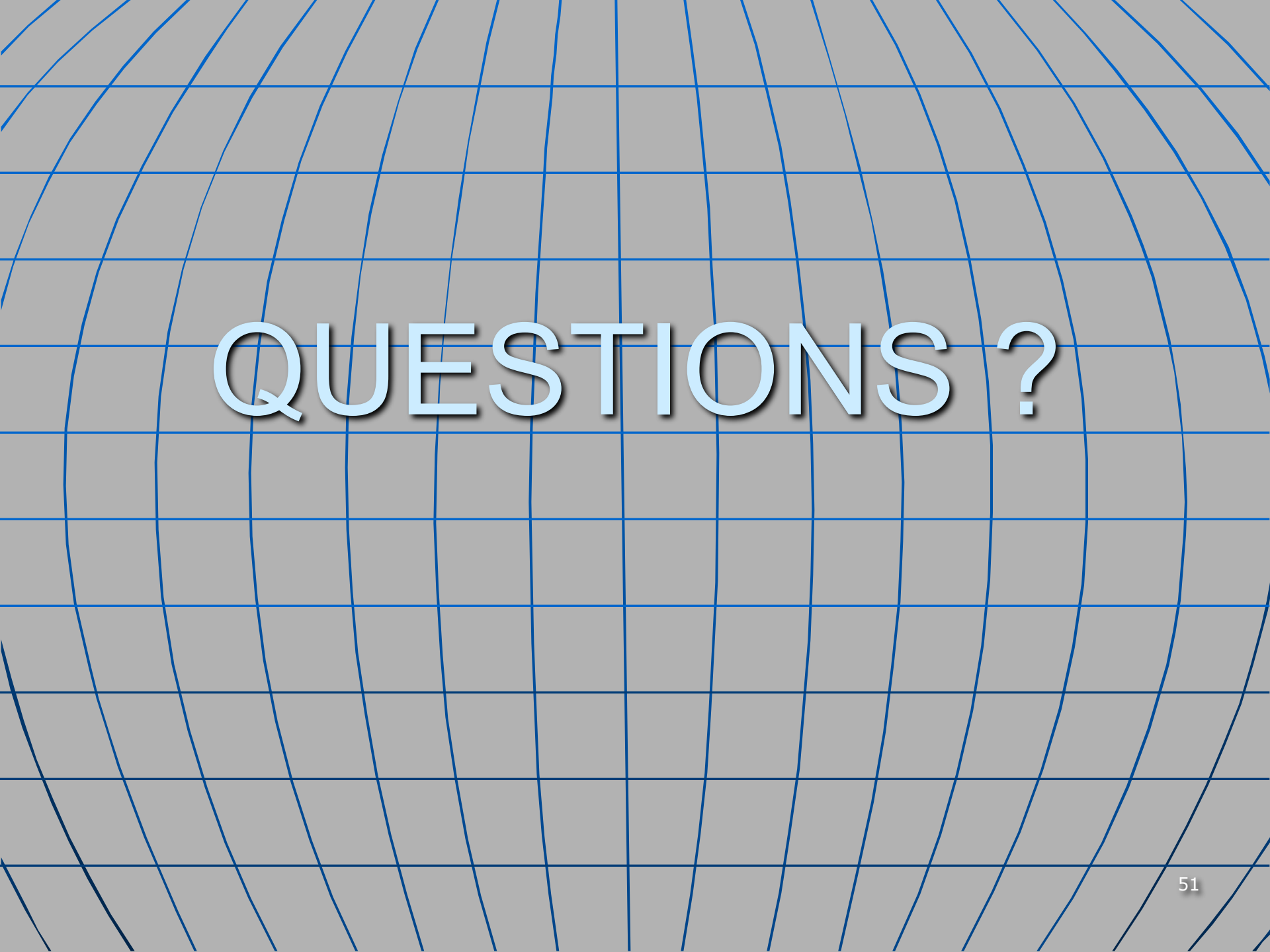
## ADA Suits Close Another Beloved Eatery

## ADA Lawsuits in South Florida

A Florida-advocacy group for disabled persons has filed three lawsuits this week against businesses in two Maryland cities for alleged non-compliance with the Americans with Disabilities Act.

Are you willing to accept the minimum...should anyone?





QUESTIONS ?