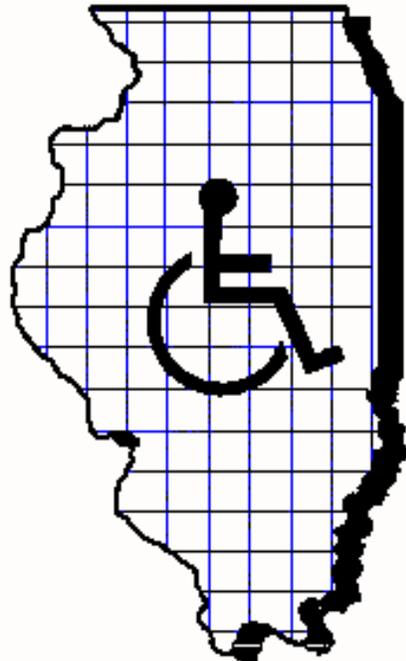


ILLINOIS

ACCESSIBILITY

CODE



EFFECTIVE

APRIL 24, 1997

State of Illinois

CAPITAL DEVELOPMENT BOARD

CAPITAL DEVELOPMENT BOARD

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GUIDE TO USE OF THE CODE

- 1) Where language in this Code follows the text of the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the appropriate ADAAG citation appears in brackets. Use of the words "excerpt from" in the citation indicates that only a portion of the referenced ADAAG provision was followed.
- 2) **Bold** type face indicates language is contained within the text of the Illinois Environmental Barriers Act (EBA), as amended.

Italics indicates language from the prior Code, EBA or other language not contained in ADAAG.
- 3) Use of the term "Reserved" in a section indicates that no state or federal standard has been adopted.
- 4) The text of certain standards contained within the Code are illustrated by and referenced to numbered graphic figures. All such referenced figures are contained within Appendix A, Illustration B of the Code.

TITLE 71: PUBLIC BUILDINGS, FACILITIES, AND REAL PROPERTY
CHAPTER I: CAPITAL DEVELOPMENT BOARD
SUBCHAPTER b: ACCESSIBILITY STANDARDS

PART 400
ILLINOIS ACCESSIBILITY CODE

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SUBPART F: PUBLIC FACILITIES - ALTERATIONS

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- 400.510 Public Facilities, Alterations - Minimum Requirements
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- ILLUSTRATION B Graphic Figures
- ILLUSTRATION C "Parking" Sign
- ILLUSTRATION D "\$100 Fine" Sign

AUTHORITY: Implementing and authorized by the Environmental Barriers Act [410 ILCS 25].

SOURCE: Amended April 21, 1969; amended at 2 Ill. Reg. 52, p. 33, effective December 18, 1978; emergency amendment at 4 Ill. Reg. 9, p. 253, effective February 14, 1980, for a maximum of 150 days; amended at 4 Ill. Reg. 27, p. 208, effective June 24, 1980; emergency amendment at 4 Ill. Reg. 30, p. 1252, effective July 11, 1980, for a maximum of 150 days; amended at 5 Ill. Reg. 3797, effective March 31, 1981; codified at 8 Ill. Reg. 19922; Part repealed, new Part adopted at 12 Ill. Reg. 5243; effective May 1, 1988; Part repealed, new Part adopted at 21 Ill. Reg. 5764, effective April 24, 1997.

Note: In this Part, superscript numbers or letters are denoted by parenthesis; subscript are denoted by brackets; and SUM means the summation series or sigma function as used in mathematics.

SUBPART A: ADMINISTRATION***Section 400.110 Purpose***

- a) *The purpose of this Illinois Accessibility Code (IAC or Code) is to implement the Environmental Barriers Act (EBA) [410 ILCS 25] as amended to date, and to replace the former version of the Code (71 Ill. Adm. Code 400) effective May 1, 1988. This Code is intended to ensure that the built environment, including all spaces and elements of all applicable buildings and facilities in the State of Illinois is so designed, constructed, and/or altered to assure the safety and welfare of all members of society and to be readily accessible to, and usable by, environmentally limited persons.*

This Code is also intended to resolve areas of difference between the federal accessibility standards, Americans with Disabilities Act Accessibility Guidelines (ADAAG), which are applicable to buildings and facilities covered by the Americans with Disabilities Act (ADA), and the Illinois accessibility standards, IAC, which are applicable to buildings and facilities in the State of Illinois covered by the EBA. The drafters of this Code compared and adopted the stricter of State or federal accessible design standards.

- b) *This Code, together with the Environmental Barriers Act (EBA) and the standards incorporated by reference identified in Section 400.120, has the force of a building code and as such is law in the State of Illinois.*

Section 400.120 Standards Incorporated by Reference

For projects involving alterations to historic buildings only, the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Revised 1992), U.S. Department of the Interior, National Park Service, Preservation Assistance Division, Washington, D.C., shall apply. The document is available from the U.S. Government Printing Office, Document No. 024-005-01061-1 Washington, D.C. 20402-9325. It is also available from the Illinois Historic Preservation Agency. The Standards and Guidelines do not include any later amendments or editions.

Section 400.130 Applicability

- a) *Buildings and facilities covered: This Code applies to all "public facilities" and "multi-story housing units" as defined and governed by the EBA and located, in whole or in part, within the legal geographic boundaries of the State of Illinois, unless specifically exempted herein.*
- b) *The fact that a building or facility governed by the EBA is also a facility financed by federal funds is no bar to the application of this Code.*
- c) *This Code is applicable when work involving new construction, alterations, additions, historic preservation, restoration, or reconstruction in whole or in part begins after the effective date of this Code. The Code becomes enforceable with the signing of a construction contract, issuance of an official authorization or permit for construction, or the start of construction, whichever occurs first.*

Section 400.140 Civil Enforcement

- a) *The Attorney General shall enforce the EBA and this Code in accordance with Section 6 of the EBA. The Attorney General shall investigate any complaint or reported violation and, where necessary to ensure compliance, may bring an action including, but not limited to, any or all of the following:*
- 1) *mandamus;*
 - 2) *injunction to halt the construction, alteration, or use of any public facility which has been or is being constructed, altered, or leased in violation of the EBA and this Code;*
 - 3) *injunction to halt the construction or use of any multi-story housing unit which has been or is being constructed in violation of the EBA and this Code;*
 - 4) *actions to require compliance with the EBA and this Code by private persons, State and local authorities, and other entities;*
 - 5) *actions to impose civil penalties in accordance with Section 7 of the EBA;*
 - 6) *other appropriate relief (Section 6, EBA).*
- b) *Upon receipt of a complaint, the Executive Director of the Capital Development Board will forward it to the Attorney General. Any other person may request the State's Attorney of the county in which the public facility or multi-story housing unit is located to initiate prosecution under Section 6 of the EBA, or may forward the complaint to the Attorney General.*

Section 400.150 Local Standards

The provisions of the EBA and this Code constitute minimum requirements for all governmental units, including home rule units. Any governmental unit may prescribe more stringent requirements to increase and facilitate access to the built environment by environmentally limited persons (Section 8, EBA).

Section 400.160 Revisions to Code

This Code may be revised from time to time by the Capital Development Board in accordance with the Illinois Administrative Procedure Act [5 ILCS 100] and Section 4 of the EBA.

Section 400.170 Interpretation of the Requirements

- a) *Words used in the singular number shall include the plural sense and vice-versa.*
- b) *Unless otherwise specified in the Code, each element or space of a particular building or facility shall comply with the applicable requirements of this Code.*
- c) *Use of the terms "provide" or "shall" means the provision is mandatory.*
- d) Parenthetical references within this Part are to the Americans with Disabilities Act Accessibility Guidelines that relate to the rule.

Section 400.180 Permits/Statement of Compliance

- a) *Where permits are required for the construction or alteration of any public facility or multi-story housing unit, the plans and specifications submitted by the Owner to obtain such a permit shall be examined for compliance with this Code by the administrative authority which issues the permit for construction.*
- b) *Section 5(d) of the EBA requires a Statement of Compliance by the architect/engineer unless the cost of construction or alteration is less than \$50,000. For privately owned work it shall be filed with the local administrative authority or, in the absence of an administrative authority, with the County Clerk. For publicly-owned work, it shall be filed with the governmental unit contracting for the work.*
- c) *The Statement of Compliance shall be worded as follows and signed by the architect/engineer:*

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act [410 ILCS 25] and the Illinois Accessibility Code (71 Ill. Adm. Code 400).

Signed: _____
Architect/Engineer

SEAL ILLINOIS REGISTRATION NO.: _____

Date: _____

- d) *The seal of the architect/engineer as required by Section 14 of the Illinois Architecture Practice Act [225 ILCS 305], Section 12 of the Illinois Structural Engineering Licensing Act [225 ILCS 340] and Section 14 of the Illinois Professional Engineering Practice Act [225 ILCS 325] may be provided in lieu of the "Statement of Compliance" required in subsection (c) above.*

SUBPART B: DEFINITIONS**Section 400.210 Code Terms**

Unless otherwise expressly stated, the following terms shall, for the purposes of this Code, have the meanings shown in this Section. Where terms are not defined in this Section, they shall have ordinarily accepted meanings such as the context implies.

"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 *this Code*.

"Accessible Element": An element specified by *this Code* (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, *skywalks*, *tunnels* 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": All spaces in a building except those which are specifically exempted by the Environmental Barriers Act and this Code.

"*Accessibility Standards*": *As required by the Environmental Barriers Act, accessibility standards means this Code.*

"Adaptability or *Adaptable*": 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.

"**Adaptable Dwelling Unit**": *A dwelling unit constructed and equipped so it can be converted with minimal structural change for use by persons with different types and degrees of environmental limitation.* (Section 3, EBA).

"**Addition**": **An expansion, extension, or increase in the gross floor area of a public facility or multi-story housing unit.** (Section 3, EBA). *Additions to a building must provide entry from the existing building at all common levels without necessitating leaving and re-entering the addition from the outside.*

"Administrative Authority": A *jurisdictional body* that adopts or enforces codes, regulations *and/or standards* for the design, construction or alteration of buildings and facilities.

"Alteration": Any modification or renovation that affects or could affect the usability of the building or facility or part of the building or facility. Alteration includes, but is not limited to, remodeling, renovation, rehabilitation, reconstruction, historic preservation, historic reconstruction, historic restoration (as separately required in Section 400.610), **changes or rearrangement of the structural parts or elements, extraordinary repairs** (as defined herein), **changes to or replacement of plumbing fixtures or controls, changes or rearrangement in the plan configuration of walls and full-height partitions, and changes or improvements to parking lots** (as separately required in Section 400.510 (e) 10) (C)). **The following work is not considered to be an alteration unless it affects the usability of the building or facility: normal maintenance, reroofing, interior or exterior redecoration, changes to mechanical and electrical systems, replacement of plumbing, piping or valves, asbestos removal, or installation of fire sprinkler systems.** (Section 3, EBA).

"Architect/Engineer": An architect, professional engineer, or structural engineer as defined by the Illinois Architecture Practice Act, the Illinois Professional Engineering Practice Act, or the Illinois Structural Engineering Licensing Act who has the contract responsibility for the project, who prepares the construction documents from which the building is constructed, and who signs the Statement of Compliance with the Environmental Barriers Act and this Code.

"Archival Storage": Any storage area which is intended for the maintenance of unused records such as "dead files".

"Area, Gross": The total area of a building or part of a building measured from the outside face of the exterior walls, including areas of usable or occupiable basements, but not including areas of basements used for storage or mechanical purposes only, overhangs, and mechanical penthouses on the roof.

"Area, Net": The total usable or occupiable area within the enclosing walls or partitions exclusive of shafts, partitions, columns, walls, elevators, stairs, permanent fixtures, toilet rooms, janitor closets, and mechanical, electrical, and telephone rooms.

"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.

"Authoritative Technical Organization": In reference to cost estimating means any nationally published cost estimating guide used for estimating, and as interpreted, by the architect/engineer and approved by the administrative authority. Examples are: Robert Snow Means Company, Frank Walker Company or McGraw-Hill Cost Information Systems (Dodge).

"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, *sensing device*, or manual switch *mounted on or near the door* (see Power Assisted Door).

"Bank of Telephones": Two or more adjacent public telephones, often installed as a unit.

"Basement": Any floor level below the ground floor as defined herein (see Story).

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

"Building Code, Applicable": The building code adopted by the administrative authority under whose jurisdiction the work involved with construction, additions, alterations, or change of occupancy will be carried out. If no building code has been adopted by the administrative authority, or if the work is not within a municipal or other administrative authority's jurisdiction, the building code shall be deemed to be one of the following codes: BOCA National Building Code, 1993, published by the Building Officials and Code Administrators International, Inc., 4051 West Flossmore Road, Country Club Hills, IL 60477, no later amendments or additions included, or Uniform Building Code, 1994, published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, CA 90601, no later amendments or additions included.

"Built Environment": *Those parts of the physical environment which are designed, constructed or altered by people, including all public facilities and multi-story housing units.* (Section 3, EBA).

"Children": People below the age of twelve.

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

"Clear": Unobstructed. *Standard door trim, door hardware, wall switches, framed documents, and base trim are not considered to be obstructions in corridors.*

"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, emergency phone, security phone, or phone that must be used to gain entrance into a facility.

"Code": The Illinois Accessibility Code. This Part.

"Common Use or Common Areas": **Areas** (including interior and exterior rooms, spaces, or elements) **which are held out for use by all tenants and owners in public facilities and multi-story housing units** (for example, residents of an apartment building, occupants of an office building, or the guests of such residents or *occupants*) **including, but not limited to, lobbies, elevators, hallways, laundry rooms, swimming pools, storage rooms, recreation areas, parking garages, building offices, conference rooms, patios, restrooms, telephones, drinking fountains, restaurants, cafeterias, delicatessens and stores.** (Section 3, EBA).

"Construction": *Any erection, building, installation or reconstruction. Additions shall be deemed construction for purposes of the Environmental Barriers Act [410 ILCS 25] and this Code.*

"Control": (see Operable Part).

"Cost of the Work": *The reasonable estimated cost (for example, based on current cost data listed by an authoritative technical organization) of accomplishing the proposed construction or alteration as determined by the architect/engineer and approved by the administrative authority.*

"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 *people with visual impairments* of hazards on the circulation path.

"Disability": A physical or mental impairment that substantially limits one or more major life activities; or a record or history of such an impairment; or being perceived or regarded as having such an impairment (see Environmentally Limited Person).

"Dwelling Unit": A single unit of residence which provides a kitchen or food preparation area, in addition to rooms and spaces for living, bathing, sleeping, and the like. Dwelling units are found in housing types such as townhouses and apartment buildings. (Section 3, EBA).

"Element": An architectural or mechanical (including electrical and plumbing) component of a building, facility, space, or site, including but not limited to a telephone, curb ramp, door, drinking fountain, seating, or water closet. (Section 3, EBA).

"Emergency Warning System": A fire alarm or smoke or heat detector system used to activate emergency audible and visual alarms.

"Entrance": Any access point to a building or portion of a building or facility or multi-story housing unit 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, and the entry door or doors or gate or gates (see Principal Entrance and Service Entrance). (Section 3, EBA).

"Environmental Barrier": An element or space of the built environment which limits accessibility to or use of the built environment by environmentally limited persons. (Section 3, EBA).

"Environmentally Limited Person": *A person with a disability or condition who is restricted in the use of the built environment (see Disability). (Section 3, EBA).*

"Essential Features": *Those elements and spaces that make a building or facility usable by, or serve the needs of, its occupants or users. Essential features include, but are not limited to, entrances, toilet rooms, and accessible routes. Essential features do not include those functional spaces which house the major activities for which the building or facility is intended, such as classrooms and offices.*

"Exit": *That portion of a means of egress which is separated from all other spaces of a building or structure by construction or equipment as required by the applicable building code to provide a protected way of travel to the exit discharge. The walls and ceiling, and any openings therein, of the protected way of travel shall provide a fire resistance rating as required by the applicable building code.*

"Exit Access": *That portion of a means of egress which leads to an exit.*

"Exit Discharge": *That portion of a means of egress between the termination of an exit and a public way.*

"Extraordinary Repair": *The replacement or renewal of any element of an existing building or facility for purposes other than normal routine maintenance. It includes, but is not limited to, replacement of sidewalk and curb ramp, replacement of a door and frame, complete stair replacement and plumbing fixture replacement (see Alteration).*

"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 (see Public Facility).*

"Floor": *Any level within a building which may be occupied by the public. Mezzanines and seating tiers are not included in the definition of "floor" in this Code.*

"Functional Spaces": *The rooms or spaces in a building or facility that house the primary functions for which the building or facility is intended and the secondary or supporting functions that relate to the support, maintenance or performance of the primary functions,*

including connective or ancillary space such as parking and storage. Unfinished or undeveloped space is included as a "functional space".

"Governmental Unit": *The State or any political subdivision thereof, including but not limited to any county, town, township, city, village, municipality, municipal corporation, school district (Section 3, EBA), park district, sanitary district, local housing authority, public commission, public authority, the Illinois Housing Development Authority or other special purpose district.*

"Grade": *The elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and an imaginary line five feet from the building.*

"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.

"Hazardous Area": A space or an area which may be dangerous, or cause injury, to a person who accidentally enters into such space or area. Examples include, but are not limited to: loading docks; boiler or heater rooms; power and generation facilities; electrical and telephone equipment spaces; elevator equipment rooms and pits; tanks, lagoons, storage and processing facilities located at/above/below ground level; highly technical facilities or mechanical, electrical or chemical storage and/or processing facilities; and pump facilities; and spaces with complex mechanical components of multi-level construction.

"Historic Building": *All buildings, parts of buildings, facilities or sites individually listed in or eligible for listing in the National Register of Historic Places, a "contributing" building or site in a National Register Historic District as determined by the Illinois Historic Preservation Agency (IHPA) or as determined by a "Certified Local Government" designated by the IHPA, a building or site designated as a historic or architectural landmark by a local Landmarks Commission or local Historic Preservation Commission, and buildings which undergo historic reconstruction.*

"Historic Preservation": *The act or process of accurately preserving and/or recovering the form and details of a historic building and its setting as it appeared at a particular period of time by means of repair, stabilization, or restoration as defined herein. Historic Preservation also includes "Historic Reconstruction" and "Historic Restoration".*

"Historic Reconstruction": The act or process of reproducing by new construction the exact form and detail of an original building, structure, object, or part thereof as it appeared at a specific period of time. Historic Reconstruction only applies to reconstruction of buildings which are open to view by the public, are used to demonstrate historic or architectural values, and/or are used for purposes of display of a historic building type, design, technique of construction or period setting.

"Historic Restoration": The act or process of accurately recovering the form and details of a building or facility and its setting as it appeared at a particular period of time by means of the removal of later works or by replacement of missing earlier work.

"Historically Interpreted Building": A building which in whole or part is open to view by the public and has as its major purpose the display of a historic or architectural artifact created in the past in order to give a sense of cultural orientation and establish values of time and place. Historically interpreted buildings do not necessarily have attendants or formal guided or even self-guided tours.

"Housing, Financed or Guaranteed by a Government Unit": Any building, facility or portion thereof, excluding in-patient medical care facilities, which contains one or more dwelling units or sleeping accommodations, and which is owned by or on behalf of a governmental unit, or financed, in whole or in part, for either initial construction or subsequent alteration, by a grant or loan made or guaranteed by a governmental unit. Such housing may include, but is not limited to, one family dwellings and multi-family dwellings, including multi-story apartment buildings, group homes, dormitories and housing for the elderly.

"Improved Area": (see Site Improvements).

"In-Patient Medical Care Facility": Medical care facilities are those facilities in which people receive physical or medical treatment or care, where persons may need assistance in responding to an emergency and where the period of stay may exceed 24 hours. (ADAAG 6.1)

"Interior Redecoration": Replacement of interior floor, wall, and ceiling decorative finishes (such as carpet, wall coverings, paint, and paneling), window treatments (such as drapery, blinds, and shades), interior space lighting, fixtures, furnishings, and furniture.

"Level": Any horizontal plane of a building or facility which is designed or intended for human occupancy or habitation.

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

"Means of Egress": A continuous and unobstructed path of travel from any point in a building or structure to a public way, consisting of three separate and distinct parts: the exit access, the exit, and the exit discharge. A means of egress comprises vertical and horizontal means of travel and includes intervening room spaces, doors, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, escalators, horizontal exits, courts and yards. (Section 3, EBA).

"Mezzanine": Any intermediate occupiable and usable level placed above any floor of a building and limited to 33% of the net floor area of the floor over which it is placed. The net area of a mezzanine is included in the net area of the floor above which it is placed.

"Multi-Story Housing Unit": Any building of four or more stories containing ten or more dwelling units constructed to be held out for sale or lease by any person to the public. (Section 3, EBA). This category includes, but is not limited to, the following building types: apartment buildings, condominium apartment buildings, convents, housing for the elderly and monasteries.

"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 that is equipped with means of egress, light, and ventilation. (Section 3, EBA).

"Operable Part": A part of a piece of equipment or appliance used to insert or withdraw objects, or to activate, de-activate, or adjust the equipment or appliance (for example, coin slot, mail drop, pushbutton, handle).

"Owner": The person contracting for the construction or alteration. That person may be the owner of the real property or existing facility or may be a tenant of the real property or existing facility. (Section 3, EBA).

"Person": One or more individuals, partnerships, associations, unincorporated organizations, corporations, cooperatives, legal representatives, trustees, receivers, agents, any group of persons or any governmental unit. (Section 3, EBA).

"Planning": *The preparation of architectural or engineering designs or plans, technical or other specifications, landscaping plans or other pre-construction plans or specifications.* (Section 3, EBA).

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

"Principal Entrance": *An entrance intended to be used by the residents or users to enter or leave a building or facility. This shall include, but is not limited to, the main entrance.*

"Privately Owned Building": *Any building which is not publicly owned as defined herein.*

"Public": *Any group of people who are users of the building and employees of the building, excluding those people who are employed by the owner of a building for construction or alteration of a building.* (Section 3, EBA).

"Public Facility": *Any building, structure, or site improvement which is: owned by or on behalf of a governmental unit; leased, rented or used, in whole or in part, by a governmental unit, or financed, in whole or in part, by a grant or a loan made or guaranteed by a governmental unit; or any building, structure, or site improvement used or held out for use or intended for use by the public or by employees for one or more of, but not limited to, the following: the purpose of gathering, recreation, transient lodging, education, employment, institutional care, or the purchase, rental, sale or acquisition of any goods, personal property or services; places of public display or collection; social service establishments; and stations used for specified public transportation.* (Section 3, EBA).

"Public Use": Interior and 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.

"Publicly Owned Building": *Any building owned by the State of Illinois or any governmental unit.*

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

"Reconstruction": The act or process of reproducing by new construction the exact form and detail of an original building, structure, object, or part thereof (see Historic Reconstruction).

"Recreational Facility": An assembly area including, but not limited to, the following uses: parks, camping grounds, public indoor and outdoor swimming pools and beaches, zoos, botanical gardens, amusement parks, fair grounds, carnivals, playgrounds, boat launching facilities, arenas, stadia and grandstands.

"Reproduction Cost": The estimated cost of constructing a new building, structure, or site improvement of like size, design and materials at the site of the original building, structure, or site improvement, assuming such site is clear. The reproduction cost shall be determined by using the recognized standards of an authoritative technical organization (see Authoritative Technical Organization for examples of estimating guides). (Section 3, EBA).

"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. A service entrance may not be the principal entrance unless it is the only entrance to the building/facility.

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

"Single Family Residence": A building with a residential occupancy containing only one family as defined under the applicable building code. It also includes private parking garages and other accessory buildings on the same lot as a single family residence.

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

"Site Improvements": Landscaping, pedestrian and vehicular pathways, steps, ramps, curb ramps, parking lots, outdoor lighting, recreational facilities, and the like, added to a site. (Section 3, EBA).

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

"Space": *A definable area such as a toilet room, corridor, assembly area, entrance, storage room, alcove, courtyard, or lobby.* (Section 3, EBA).

"State": *The State of Illinois and any instrumentality or agency thereof.* (Section 3, EBA).

"Storage, Personal": *Hang rod, shelving or other facilities that may be provided for storage of personal items.*

"Story": That portion of a building included between the upper surface of any floor and the upper surface of the floor or roof next above. *The portion between the upper surface of a basement floor and the upper surface of the floor above shall be considered a story if at least 50% of the basement gross floor area consists of functional spaces.*

"Structural Change": *Changes to or rearrangement of the structural elements, plumbing fixture changes, or changes to or rearrangement of the plan configuration of walls and full height partitions.*

"Structural Element": *A load-carrying component of a structural system of a building, structure, or facility, such as a foundation, wall, column, strut, slab, beam, girder, truss, or arch.*

"Structurally Impracticable": Those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features in new construction.

"Tactile": An object that can be perceived using the sense of touch.

"Technically Infeasible": With respect to an alteration of a building or a facility, a change that 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. (ADAAG 4.1.6)

"Tenant Work": *New construction or alterations to the interior of an existing building by an individual or company who does not own the building, but who will lease the space from the building owner.*

"Temporary": A building or any element of a building which is not permanent and is designed to be used only for a short period of time for some special purpose. Time limitation within the definition of temporary is generally six months for most temporary buildings or elements. Examples include, 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.

"Text Telephone/TDD": 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 TDD's (telecommunication display devices or telecommunication devices for deaf persons) or computers.

"Tier or Tier Seating": Any intermediate occupiable and useable level placed above or below any floor of a building, or a step or raised or lowered platform on the floor itself used normally for elevating or lowering a seating or viewing position. The net area of a tier is included in the net area of the floor above, below or on which it is placed.

"Toilet Rooms": At a minimum, a toilet room will consist of one water closet and one lavatory all located in the same room.

"Transient Lodging": A building or facility or portion of a building or facility, excluding inpatient medical care facilities, owner-occupied buildings of four or fewer lodging units, and Bed and Breakfast establishments of five or fewer guest rooms. Transient lodging may include, but is not limited to, resorts, group homes, hotels and motels, including cabins and other detached units, and dormitories, fraternities and sororities. (Section 3, EBA).

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

"Wall": A vertical element used primarily to enclose or separate spaces.

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

"Work": The process of new construction, alterations, additions, historic preservation, restoration, reconstruction, or the design thereof.

Section 400.220 Space Allowance and Reach Ranges**a) 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 Illustration B, Fig. 1 and 24(e)). (ADAAG 4.2.1)

b) Width for Wheelchair Passing

The minimum width for two wheelchairs to pass is 60 in. (1525 mm) (see Illustration B, Fig. 2). (ADAAG 4.2.2)

c) 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 Illustration B, Fig. 3(a)) or a T-shaped space (see Fig. 3(b)). (ADAAG 4.2.3)

d) Clear Floor or Ground Space for Wheelchairs

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 Illustration B, Fig. 4(a)). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object (see Illustration B, Fig. 4(b) and (c)). Clear floor or ground space for wheelchairs may be part of the knee space required under some objects. (ADAAG 4.2.4.1)

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 Illustration B, Fig. 4(d) and (e). (ADAAG 4.2.4.2)

3) **Surfaces for Wheelchair Spaces.** Clear floor or ground spaces for wheelchairs shall comply with *Section 400.310(a)(5),(7),(11) and (12)*. (ADAAG 4.2.4.3)

e) 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) (see Illustration B, Fig. 5(a)). The minimum low forward reach is 15 in. (380 mm). If the high forward reach is over an obstruction, reach and clearances shall be as shown in Illustration B, Fig. 5(b). (ADAAG 4.2.5)

f) 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 (Illustration B, Fig. 6(a) and (b)). If the side reach is over an obstruction, the reach and clearances shall be as shown in Fig. 6(c). (ADAAG 4.2.6)

SUBPART C: PUBLIC FACILITIES - NEW CONSTRUCTION**Section 400.310 Public Facilities, New Construction - Minimum Requirements**

All public facilities to which the Environmental Barriers Act [410 ILCS 25] and this Code apply and which involve work of wholly new construction or reconstruction and not additions, alterations, or historic preservation, shall be accessible to environmentally limited persons on all floors (levels), mezzanines and tiers, unless specifically exempted in this Code by meeting the following requirements:

a) Accessible Route

Accessible routes on an accessible site and for any new site improvements shall be provided to serve all accessible spaces or elements. Accessible routes include exterior routes, at least one accessible entrance, a means of egress, and interior horizontal (e.g., corridors) and vertical (e.g., elevators) circulation routes. Accessible routes shall meet the following requirements:

1) Location.

- A) At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, *if provided, taxi stands*, public streets or sidewalks, *and accessible facilities on non-contiguous sites*, to an accessible building entrance. (ADAAG 4.3.2(1))
- B) At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. (ADAAG 4.3.2(2)).
- C) 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. (ADAAG 4.3.2(3))
- D) 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. (ADAAG 4.3.2(4)).

- 2) **Width.** The minimum clear width of an accessible route shall be 36 in. (915 mm) except at doors (see subsections 400.310(j)(4) and (5) of this Section). 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 Illustration B, Fig. 7(a) and (b). (ADAAG 4.3.3)
- 3) **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. (ADAAG 4.3.4)
- 4) **Head Room.** Walks, halls, corridors, passageways, aisles, or other circulation spaces shall have 80 in. (2030 mm) minimum clear head room (see Illustration B, Fig. 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 Illustration B, Fig. 8(c-1)). (ADAAG 4.3.5; 4.4.2)
- 5) **Ground and Floor Surfaces.** 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, and slip-resistant, and shall comply with subsection (a)(7), (11) and (12) of this Section. (ADAAG 4.5.1)
- 6) **Slope.** An accessible route with a running slope greater than 1:20 is a ramp and shall comply with subsection (e) of this Section. Nowhere shall the cross slope of an accessible route exceed 1:50. (ADAAG 4.3.7)
- 7) **Changes in Level.** Changes in level up to 1/4 in. (6 mm) may be vertical and without edge treatment (see Illustration B, Fig. 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 Illustration B, Fig. 7(d)). [ADAAG 4.5.2]. If an accessible route has changes in level greater than 1/2 in. (13 mm), then a curb ramp, ramp, elevator, or platform lift (as permitted in subsection (h)(1) of this Section) shall be provided that complies with subsection (d),(e),(g) or (h) of this Section, respectively. An accessible route does not include stairs, steps, or escalators. (ADAAG 4.3.8)
- 8) **Doors.** Doors along an accessible route shall comply with subsection (j) of this Section. (ADAAG 4.3.9)

- 9) **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 (see subsection (b) of this Section). (ADAAG 4.3.10)
- 10) **Protruding Objects.** 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 Illustration B, Fig. 8(a)). Objects mounted with their leading edges at or below 27 in. (685 mm) above the finished floor may protrude any amount (see Illustration B, Fig. 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 Illustration B, Fig. 8(c) and (d)). Protruding objects shall not reduce the clear width of an accessible route or maneuvering space (see Illustration B, Fig. 8(e)). (ADAAG 4.4.1)
- 11) **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 ½ in. (13 mm) (see Illustration B, Fig. 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 *the "Changes of Level" requirement at subsection (a)(7) of this Section.* (ADAAG 4.5.3)

NOTE: Where a mat is used on a temporary or seasonal basis, it shall be securely attached or have a backing designed to be non-slip.

- 12) **Gratings.** If gratings are located in walking surfaces, then they shall have spaces no greater than ½ in. (13 mm) wide in one direction (see Illustration B, Fig. 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 Illustration B, Fig. 8(h)). (ADAAG 4.5.4)

b) Means of Egress and Areas of Rescue Assistance

- 1) *Exit Access. Accessible routes shall serve as the exit access portion of the means of egress for emergencies, or connect to an accessible area of rescue assistance as required in subsections (b)(4) and (b)(5) of this Section. Where applicable building code provisions require more than one means of egress from any space or room, the exit access portion of each means of egress shall be served by accessible routes.*

- 2) *Stairs.* Stairs meeting the requirements of Section 400.310(f) and the applicable building code are permitted within the exit portion of the means of egress.
- 3) **Exception.** Except as required by the applicable building code, a means of egress and an accessible area of rescue assistance are not required for one-family and two-family units and one or two-story detached dwelling units.
- 4) **Areas of rescue assistance** in buildings without a supervised automatic sprinkler system, other than multi-story housing. Where a required exit from an occupiable level above or below a level of accessible exit discharge is not accessible, areas 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 the requirements of this subsection (b)(4). A horizontal exit, meeting the requirements of local building/life safety regulations, shall satisfy the requirement for an area of rescue assistance. (ADAAG 4.1.3(9)).

A) Location and Construction

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

- i) A portion of a stairway landing within a smoke proof enclosure (complying with local requirements).
- ii) 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 feet (6mm) of the area of rescue assistance shall be protected with fire assemblies having a three-fourths hour fire protection rating.
- iii) 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.

- iv) A vestibule located immediately adjacent to an exit enclosure and constructed to the same fire-resistive standards as required for corridors and openings.
- v) 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.
- vi) 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.
- vii) 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. (ADAAG 4.3.11.1)

B) Size

- i) Each area of rescue assistance shall provide at least two accessible areas each being not less than 30 in. by 48 in. (760 mm by 1220 mm). The area of rescue assistance shall not encroach on any required exit width. The total number of such 30 in. by 48 in. (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 in. by 48 in. (760 mm by 1220 mm) areas to one for each area of rescue assistance on floors where the occupant load is less than 200. (ADAAG 4.3.11.2)

- ii) Stairway Width

Each stairway adjacent to an area of rescue assistance shall have a minimum clear width of 48 in. between handrails. (ADAAG 4.3.11.3)

C) Features

- i) 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. (ADAAG 4.3.11.4)

- ii) 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 an inaccessible exit and where otherwise necessary to indicate clearly 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. (ADAAG 4.3.11.5)

D) Plan

The floor plan showing exit discharge(s) shall indicate the number of environmentally limited persons anticipated to be evacuated in an emergency for the assistance of the owner in preparing an emergency management evacuation plan prior to occupancy of the building.

- 5) *Areas of rescue assistance in multi-story housing units without an exit discharge at grade level from each floor, and multi-story public facilities with a supervised automatic sprinkler system and without an exit discharge at grade level from each floor.*

NOTE: In Illinois, there is no exemption from the requirement for an area of rescue assistance in buildings equipped with a supervised automatic sprinkler system.

- A) *The following types of areas of rescue assistance shall be provided at each floor of the building except the level of exit discharge:*

i) *Horizontal exit(s) into another fire compartment as permitted by the applicable building code.*

ii) *At least one area of rescue assistance within every stairway which is required as an exit by the applicable building code. The area of rescue assistance shall be at least 10 square feet of clear floor area on each floor landing of the stairs in addition to that area required for exiting, and shall not reduce the travel width or reduce the swing of the door. This area of rescue assistance shall be accessible to an environmentally limited person in a wheelchair and have a configuration that will accommodate at least one wheelchair in positions which do not obstruct people exiting. All elements and the construction of the stairway within which the area of rescue assistance is located shall meet the fire resistance requirements of the applicable building code, or a minimum of one hour fire resistance rating, and shall have self-closing doors.*

iii) *The floor plan showing exit discharge(s) shall indicate the number of environmentally limited persons anticipated to be evacuated in an emergency for the assistance of the owner in preparing an emergency management evacuation plan prior to occupancy of the building.*

- iv) *Areas of rescue assistance in multi-story public facilities and multi-story housing units with a supervised automatic sprinkler system, if stairs are provided leading to grade that are part of a code-required entrance, an accessible exterior platform at the level of exit discharge shall be provided. The platform shall provide an area of at least 10 square feet, in addition to that area required for exiting, that does not reduce the required travel width and is not reduced by the swing of the door. This space shall be accessible to an environmentally limited person in a wheelchair and have a configuration that will accommodate one wheelchair.*

c) Parking and Passenger Loading Zones

- 1) **Minimum Number.** *If any parking is provided for employees or visitors, or both, the minimum number of accessible parking spaces to be provided for environmentally limited persons is as follows:*

TOTAL OFF STREET PARKING SPACES PROVIDED	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
501-1000	2% of total number
Over 1000	20 plus 1 for each 100 over 1000

(Table from ADAAG 4.1.2(5)(a))

- 2) **Location.** *Accessible parking spaces serving a particular building shall be located on the shortest 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. *The total number of accessible parking spaces may be distributed among parking lots, if greater accessibility is achieved in consideration of such factors as anticipated usage, number and location of entrances and level of parking areas.* (ADAAG 4.6.2)

- 3) *Dimensions and Markings.* Each parking space, except on-street spaces, shall consist of a sixteen foot wide parking space including an eight foot wide diagonally striped access aisle. Adjacent parking spaces shall not share a common access aisle (see Illustration B, Fig. 9(a)). In the alternative, all required parking spaces may be provided in conformance with "Universal Parking Design" (ADAAG Appendix A4.6.3), except that such spaces shall not utilize a shared access aisle with an adjacent space (ADAAG 4.1.2(5)(b) Exception.). Under Universal Parking Design, all accessible spaces are sixteen feet wide, including a space eleven feet (132 in., 3350 mm) wide with a five foot (60 in., 1525 mm) diagonally striped access aisle (see Illustration B, Fig. 9(b)). A high quality yellow paint recommended by the paint manufacturer for pavement striping shall be used. Each parking space shall have its own access aisle and all access aisles shall blend to a common level with an accessible route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions. (ADAAG 4.6.3) Minimum vertical clearance of 98 in. (2490 mm) at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s) shall be provided. (ADAAG 4.6.5)
- 4) **Attendant-Only or Valet Parking.** *No accessible parking shall be required if attendant-only or valet parking is provided and is available at all times the facility is open for public use. However, such parking facilities shall provide a passenger loading zone complying with subsection (c)(5) of this Section located on an accessible route to the entrance of the facility. (ADAAG 4.1.2(5)(e)) If accessible at-grade parking is available, at least one space for self-parking of a vehicle with sensitive specialized control devices shall be provided.*
- 5) **Passenger Loading Zones.** Passenger loading zones shall provide an access aisle at least 60 in. (1525 mm) wide and 20 ft. (240 in.) (6100 mm) long adjacent and parallel to the vehicle pull-up space (see Illustration B, Fig. 10). If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with subsection (d) of this Section shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions. Accessible passenger loading

zones shall provide minimum vertical clearance of 114 in. (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). (ADAAG 4.6.6)

- 6) **Medical Facilities.** At facilities providing medical care and other services for persons with mobility impairments, parking spaces shall be provided in accordance with subsection (c) of this Section except as follows:
 - A) Outpatient units and facilities: 10% of the total number of parking spaces provided serving each such outpatient unit or facility *shall be designated as accessible spaces*;
 - B) Units and facilities that specialize in treatment or services for persons with mobility impairments: 20% of the total number of parking spaces provided serving each such unit or facility *shall be designated as accessible spaces*. (ADAAG 4.1.2(5)(d)(i) and (ii))
- 7) **Signage.** Accessible parking spaces shall be designated as reserved for *environmentally limited persons by providing a R7-8 (U.S. Department of Transportation standard) sign which contains the international symbol of accessibility (see Illustrations C and D). Such signs shall exhibit the words "\$100 Fine" (or higher amount if required by local ordinance). (See Illinois Vehicle Code [625 ILCS 5/11-301 and 301.1].) Signs shall be vertically mounted on a post or wall at front center of the parking space, no more than 5 feet horizontally from the front of the parking space and set a minimum of 4 feet from finished grade to the bottom of the sign. Such signs shall be located so they cannot be obscured by a vehicle parked in the space. (ADAAG 4.6.4)*

d) Curb Ramps

- 1) **Location.** Curb ramps shall be provided wherever an accessible route crosses a curb (ADAAG 4.7.1) *and shall comply with the following*:
- 2) **Slope.** Slopes of curb ramps shall comply with subsection (e)(2) of this Section. The slope shall be measured as shown in Illustration B, Fig. 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. (ADAAG 4.7.2)
- 3) **Width.** The minimum width of a curb ramp shall be 36 in. (915 mm), exclusive of flared sides. (ADAAG 4.7.3)

- 4) **Surface.** Surfaces of curb ramps shall comply with subsections (a)(5), (7), (11) and (12) of this Section. (ADAAG 4.7.4)
- 5) **Sides of Curb Ramps.** If a curb ramp is located where pedestrians must walk across the ramp, or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10 (see Illustration B, Fig. 12(a)). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp (see Illustration B, Fig. 12(b)). (ADAAG 4.7.5)
- 6) **Built-up Curb Ramps.** Built-up curb ramps shall be located so that they do not project into vehicular traffic lanes (see Illustration B, Fig. 13). (ADAAG 4.7.6)
- 7) **Detectable Warnings.** A curb ramp shall have a detectable warning *feature extending the full width and depth of the curb ramp, including any flares.* (ADAAG 4.7.7) *Such detectable warning features shall consist of exposed aggregate concrete or parallel or diamond mesh pattern grooves, cushioned surfaces made of rubber or plastic, or raised strips (see Illustration B, Fig. 40). Textures shall contrast with that of the surrounding surface. Textured surfaces for detectable warnings shall be standard within a site.*
- 8) **Obstructions.** Curb ramps shall be located or protected to prevent their obstruction by parked vehicles. (ADAAG 4.7.8)
- 9) **Location at Marked Crossings.** Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides (see Illustration B, Fig. 15). (ADAAG 4.7.9)
- 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 in. (1220 mm) minimum clear space as shown in Illustration B, Fig. 15(c) and (d). If diagonal curb ramps are provided at marked crossings, the 48 in. (1220 mm) clear space shall be within the markings (see Illustration B, Fig. 15(c) and (d). If diagonal curb ramps have flared sides, they shall also have at least a 24 in. (610 mm) long segment of straight curb located on each side of the curb ramp and within the marked crossing (see Illustration B, Fig. 15(c)). (ADAAG 4.7.10)
- 11) **Islands.** Any raised islands in crossings shall be cut through level with the street or having curb ramps at both sides and a level area at least 48 in. (1220

mm) long between the curb ramps in the part of the island intersected by the crossings (see Illustration B, Fig. 15(a) and (b)). (ADAAG 4.7.11)

e) **Ramps**

- 1) **General.** Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply *with the following requirements unless another means of accessible vertical access (e.g., accessible elevator or accessible platform lift) is provided.* (ADAAG 4.8.1)
- 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 1:12. The maximum rise for any run shall be 30 in. (760 mm) (see Illustration B, Fig. 16). Curb ramps and *interior or exterior* ramps to be constructed on existing 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:* (ADAAG 4.8.2)
 - A) A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 in.
 - B) A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 in. A slope steeper than 1:8 is not allowed. (ADAAG 4.1.6(3)(a))
- 3) **Clear Width.** The minimum clear width of a ramp shall be 36 in. (915 mm). (ADAAG 4.8.3)
- 4) **Landings.** Ramps shall have level landings at bottom and top of each ramp and each ramp run. Landings shall have the following features:

- A) The landing shall be at least as wide as the ramp run leading to it.
 - B) The landing length shall be a minimum of 60 in. (1525 mm) clear.
 - C) If ramps change direction at landings, the minimum landing size shall be 60 in. by 60 in. (1525 mm by 1525 mm).
 - D) If a doorway is located at a landing, then the area in front of the doorway shall comply with subsection (j)(5) of this Section. (ADAAG 4.8.4)
- 5) **Handrails.** If a ramp run has a rise greater than 6 in. (150 mm) or a horizontal projection greater than 72 in. (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 subsection (p) of this Section and shall have the following features:
- A) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or dogleg ramps shall always be continuous.
 - B) If handrails are not continuous, they shall extend at least 12 in. (305 mm) beyond the top and bottom of the ramp segment and shall be parallel with the floor or ground surface (see Illustration B, Fig. 17).
 - C) The clear space between the handrail and the wall shall be 1-1/2 in. (38 mm).
 - D) Gripping surfaces shall be continuous.
 - E) Top of handrail gripping surfaces shall be mounted between 34 in. and 38 in. (865 mm and 965 mm) above ramp surfaces.
 - F) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.
 - G) Handrails shall not rotate within their fittings. (ADAAG 4.8.5)

- 6) **Cross Slope and Surfaces.** The cross slope of ramp surfaces shall be no greater than 1:50. Ramp surfaces shall comply with subsections (a)(5), (7), (11) and (12) of this Section. (ADAAG 4.8.6)
- 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 in. (50 mm) high (see Illustration B, Fig. 17). (ADAAG 4.8.7)
- 8) **Outdoor Conditions.** Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces. (ADAAG 4.8.8)
- 9) **Exceptions.** *The following areas do not have to be served by accessible ramps provided that such areas comply with Section 400.320 (a)(1), and further provided that the same functions and services are available on an accessible level of the space: temporary raised platforms; seating tiers; theater rows; stadium rows; and auditorium rows utilizing fixed seating. Ramps do not have to be provided to all levels of a multi-level platform. For requirements for restaurants and cafeterias, see Section 400.320(l).*

f) Stairs

- 1) **General.** Interior and exterior stairs connecting *floors and/or* levels that are not connected by an elevator, *platform lift or ramp, which are required as a means of egress by the applicable building code, or which are part of an accessible route, shall comply with the following requirements.* (ADAAG 4.1.3(4))
- 2) **Treads and Risers.** On any given flight of stairs, all steps shall have uniform riser heights and uniform tread widths. *Risers shall be a maximum of 7 in. (180 mm) in height.* Stair treads shall be no less than 11 in. (280 mm) wide, measured from riser to riser (see Illustration B, Fig. 18(a)). Open risers are not permitted. (ADAAG 4.9.2)
- 3) **Nosings.** The undersides of nosings shall not be abrupt. The radius of curvature at the leading edge of the tread shall be no greater than ½ in. (13 mm). Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal. Nosings shall project no more than 1-1/2 in. (38 mm) (see Illustration B, Fig. 18). (ADAAG 4.9.3)
- 4) **Handrails.** Stairways shall have handrails at both sides of all stairs. Handrails shall comply with subsection (q) of this Section and shall have the following features:

- A) Handrails shall be continuous along both sides of stairs. The inside handrail on switchback or dogleg stairs shall always be continuous (see Illustration B, Fig. 19(a) and (b)).
 - B) If handrails are not continuous, they shall extend at least 12 in. (305 mm) beyond the top riser and at least 12 in. (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 Illustration B, Fig. 19(c) and (d)). Handrail extensions shall comply with subsection (a)(10) of this Section.
 - C) The clear space between handrails and wall shall be 1-1/2 in. (38 mm).
 - D) Gripping surfaces shall be uninterrupted by newel posts, other construction elements, or obstructions.
 - E) Top of handrail gripping surface shall be mounted between 34 in. and 38 in. (865 mm and 965 mm) above stair nosings.
 - F) Ends of handrails shall be either rounded or returned smoothly to floor, wall or post.
 - G) Handrails shall not rotate within their fittings. (ADAAG 4.9.4)
- 5) **Detectable Warnings at Stairs.** See subsection (t) (3) of this Section.
- 6) **Outdoor Conditions.** Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces. (ADAAG 4.9.6)

g) Elevators

- 1) **General.** *All passenger elevators provided in a building or facility shall be accessible as provided below, shall serve all levels of a building or facility, shall be on an accessible route and shall comply with the ASME A17.1-1996, Safety Code for Elevators and Escalators, unless exempted at subsection (g)(16) of this Section. Freight elevators shall not be considered as meeting requirements of this Section unless the only elevators provided are used as combination passenger and freight elevators for the public and employees. (ADAAG 4.10.1)*
- 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 in. (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. (ADAAG 4.10.2)
- 3) **Hall Call Buttons.** Call buttons in elevator lobbies and halls shall be centered at 42 in. (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 ¾ in. (19 mm) in the smallest dimension. The button designating the up direction shall be on top (see Illustration B, Fig. 20). Buttons shall be raised or flush. Objects mounted beneath hall call buttons shall not project into the elevator lobby more than 4 in. (100 mm). (ADAAG 4.10.3)
- 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:
 - A) Hall lantern fixtures shall be mounted so that their centerline is at least 72 in. (1830 mm) above the lobby floor (see Illustration B, Fig. 20).
 - B) Visual elements shall be at least 2-1/2 in. (64 mm) in the smallest dimension.
 - C) Signals shall be visible from the vicinity of the hall call button (see Illustration B, Fig. 20). In-car lanterns located in cars, visible from the vicinity of hall call buttons, and conforming to the above requirements, shall be acceptable. (ADAAG 4.10.4)

- 5) **Raised and Braille Characters on Hoistway Entrances.** All elevator hoistway entrances shall have raised and Braille floor designations provided on both jambs. The centerline of the characters shall be 60 in. (1525 mm) above finish floor. Such characters shall be 2 in. (50 mm) high and shall comply with subsection (u) (3) of this Section. Permanently applied plates are acceptable if they are permanently fixed to the jambs (see Illustration B, Fig. 20). (ADAAG 4.10.5)
- 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 hoistway 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 in. and 29 in. (125 mm and 735 mm) above finish floor (see Illustration B, Fig. 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 A17.1-1996. (ADAAG 4.10.6)
- 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: $T=D/(1.5 \text{ ft/s})$ or $T=D/(445 \text{ mm/s})$ where T is total time in seconds and D is distance (in feet or millimeters) from a point in the lobby or corridor 60 in. (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door (see Illustration B, Fig. 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. (ADAAG 4.10.7)
- 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. (ADAAG 4.10.8)
- 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 Illustration B, Fig. 22. The clearance between the car platform sill and the edge of any hoistway landing shall be no greater than 1-1/4 in. (32 mm). (ADAAG 4.10.9)

- 10) **Floor Surfaces.** Floor surfaces shall comply with subsections (a)(5), (7), (11) and (12) of this Section. (ADAAG 4.10.10)
- 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). (ADAAG 4.10.11)
- 12) **Car Controls.** Elevator control panels shall have the following features:
 - A) **Buttons.** All control buttons shall be at least 3/4 in. (19 mm) in their smallest dimension. They shall be raised or flush.
 - B) **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 Illustration B, Fig. 23(a), and as required in ASME A17.1-1996. Raised and Braille characters and symbols shall comply with subsection (u) (3) of this Section. The call button for the main entry floor shall be designated by a raised star at the left of the floor designation (see Illustration B, Fig. 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.
 - C) **Height.** All floor buttons shall be no higher than 54 in. (1370 mm) above the finish floor for side approach and 48 in. (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 in. (890 mm) above the finish floor (see Illustration B, Fig. 23(a) and (b)).
 - D) **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 Illustration B, Fig. 23(c) and (d)). (ADAAG 4.10.12)

- 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 hoistway. 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 ½ in. (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. (ADAAG 4.10.13)
- 14) **Emergency Communications.** If provided, emergency two-way communication systems between the elevator and a point outside the hoistway shall comply with ASME A17.1-1996. The highest operable part of a two-way communication system shall be a maximum of 48 in. (1220 mm) from the floor of the car. It shall be identified by a raised symbol and lettering complying with subsection (u) of this Section 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 in. (735 mm). If the system is located in a closed compartment the compartment door hardware shall conform to subsection (r) of this Section. The emergency inter-communication system shall not require voice communications. (ADAAG 4.10.14)
- 15) **Handrails.** *Handrails in compliance with subsection (q) of this Section shall be provided on the side walls (and preferably both the side and rear walls) of all accessible passenger elevator cabs, mounted at a height of between 32 in. (815 mm) and 36 in. (915 mm) above the floor of the cab. A bar section 1-1/4 in. (32 mm) to 1-1/2 in. (38 mm) in depth, minimum 3/8 in. (9.6 mm) thickness, with 1/8 in. (3.2 mm) radius edges is also acceptable.*
- 16) **Exemptions.** *The following areas do not have to be served by accessible passenger elevators:*
- A) *The basement or second floor or mezzanine space of privately owned public facilities, subject to all of the following:*
- i) The basement functional space, second story space, or mezzanine space are each limited to 1000 net square feet or less. See definition of "functional space" (Section 400.320(b)(52)).

- ii) The exempt area must consist of the following type of space:
 - a. *the second story of a two-story building without a basement; or*
 - b. *the mezzanine of a one-story building without a basement; or*
 - c. *the second story of a two-story building with a basement with less than 50% functional space; or*
 - d. *the mezzanine of a one-story building with a basement with less than 50% functional space; or*
 - e. *a basement with 50% or more functional space in a one-story building.*
- iii) For mezzanines, see also Section 400.320(1)(4) of this Part.
- iv) *The exemption does not apply to areas of visitor usage or to common employee usage such as locker areas, toilet facilities or lunchrooms if these facilities are the only ones in the building.*
- v) *The exemption also does not apply to a shopping center, shopping mall, or the professional office of a health care provider. (ADAAG 4.1.3(5))*
- B) *Temporary raised platforms; seating tiers; theater rows; stadium rows; and auditorium rows utilizing fixed seating, provided that they comply with Section 400.320(a)(1), and further provided that the same functions and services are available on an accessible level of the space. Elevators do not have to be provided to all levels of a multi-level platform.*
- C) *Areas served by ramps which conform to subsection (e) of this Section.*
- D) *Areas permitted to be served by platform lifts pursuant to and in conformance with subsection (h) of this Section.*

The elevator exemption in subsections (g) (16) (A) through (D) above does not obviate or limit in any way the obligation to comply with the other accessibility requirements established in this Section.

- 17) **Elevator in Exempt Facility.** If a facility is eligible for the elevator exemption but a full passenger elevator is nonetheless planned, that elevator shall meet the requirements of this Section and shall serve each level in the building. (ADAAG 4.1.3(5), Exception 1)

h) Platform Lifts (Wheelchair Lifts)

- 1) **Conditions for Use.** Platform lifts may only be used in lieu of *conforming accessible ramps or elevators* 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 Section 400.320(a)(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 or physical constraints make use of a ramp or an elevator infeasible. (Excerpt from ADAAG 4.1.3(5)-Exception 4)
 - E) To provide access to the second story or the mezzanine of a two-story building, or to the basement or mezzanine space of a one-story building, where each story is more than 1000 square feet and less than 3000 square feet, and is not a shopping center, shopping mall or the professional office of a health care provider. If permitted under this Section, the lift must comply with ASME A17.1-1996, Part XXV.
- 2) **General.** If a platform lift *is permitted*, it shall facilitate unassisted entry, operation, and exit from the lift *and shall comply with the following requirements:*

- A) Clear floor or ground space for wheelchairs shall comply with Section 400.220(d). Wheelchair lift platform shall be a minimum of 30 in. (760 mm) wide by 48 in. (1220 mm) long, clear. Maximum inside net platform area shall not exceed 18 square feet.
 - B) Ground and floor surfaces shall comply with subsections (a)(5),(7),(11) and (12) of this Section.
 - C) Controls and operating mechanisms shall comply with subsections (r) of this Section.
 - D) ASME A17.1-1996 Safety Code for Elevators and Escalators, Part XX, except Rule 2001.10a Key Operation. (ADAAG 4.11.3; 4.11.2; 4.2.4, 4.5, 4.27), unless otherwise indicated in subsection (h) (1)(E).
- i) **Windows** (Reserved). (ADAAG 4.12)
- j) **Doors**

All doors to accessible spaces (as defined in Section 400.210) shall comply with the following requirements:

- 1) **Revolving Doors and Turnstiles.** 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. (ADAAG 4.13.2)
- 2) **Gates.** Gates, including ticket gates, shall meet all applicable specifications of this subsection (j). (ADAAG 4.13.3)
- 3) **Double-Leaf Doorways.** If doorways have two independently operated door leaves, then at least one leaf shall meet the specifications in subsections (j) (4) and (5). That leaf shall be an active leaf. (ADAAG 4.13.4)
- 4) **Clear Width.** Doorways shall have a minimum clear opening of 32 in. (815 mm) with the door open 90 degrees, measured between the face of the door and the opposite stop (see Illustration B, Fig. 24(a), (b), (c), and (d)). Openings more than 24 in. (610 mm) in depth shall comply with Section 400.220(a) and subsection (a)(2) of this Section (see Illustration B, Fig. 24(e)).

EXCEPTION: Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20 in. (510 mm) minimum. (ADAAG 4.13.5)

- 5) **Maneuvering Clearances at Doors.** Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Illustration B, Fig. 25. The floor or ground area within the required clearances shall be level and clear.
EXCEPTIONS: 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 Illustration B, Fig. 25) if the door is at least 44 in. (1120 mm) wide. (ADAAG 4.13.6)
- 6) **Two Doors in Series.** The minimum space between two hinged or pivoted doors in series shall be 48 in. (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 Illustration B, Fig. 26). (ADAAG 4.13.7)
- 7) **Thresholds at Doorways.** Thresholds at doorways shall not exceed 3/4 in. (19 mm) in height for exterior sliding doors or 1/2 in. (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 subsection (a)(7) of this Section). (ADAAG 4.13.8)
- 8) **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 in. (1220 mm) above finished floor. (ADAAG 4.13.9)
- 9) **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 in. (75 mm) from the latch, measured to the leading edge of the door. (ADAAG 4.13.10)

- 10) **Door Opening Force.** The maximum force for pushing or pulling open a door shall be as follows:
- A) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.
 - B) Other doors:
 - i) exterior hinged doors: 8.5 lbf (37.8N);
 - ii) interior hinged doors: 5 lbf (22.2N);
 - iii) 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. (ADAAG 4.13.11)

- 11) **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 subsection (j)(10) of this Section and its closing shall conform to the requirements in ANSI A156.19-1984. (ADAAG 4.13.12)

k) Entrances

- 1) **General.** Entrances required to be accessible below shall be part of an accessible route complying with Section 400.310(a). 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 subsection (a)(1)(A) of this Section). They shall also be connected by an accessible route to all accessible spaces or elements within the building or facility. (ADAAG 4.14.1) At a minimum, the requirements in subsections (k) (2) and (3) below shall be satisfied independently.

2) Number and Distribution

- A) At least 50% of all public entrances (excluding those in subsection (k)(3) 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.
- B) 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.)
- C) 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 this subsection (k) (2). Where feasible, accessible entrances shall be the entrances used by the majority of people visiting or working in the building. (ADAAG 4.1.3(8)(a)(i)-(iii))

3) Other Entrances

- A) 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.
- B) 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 subsection (k) (2) of this Section. 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 which indicates the location of the nearest accessible entrance *and meets the requirements* of subsection (t)(2), (3), and (5) of *this Section*. (ADAAG 4.1.3(8)(b)-(d))

l) Drinking Fountains and Water Coolers

- 1) **General.** *All public drinking fountains and water coolers which are provided in a public facility shall be located along an accessible route.*
- 2) **Single Fountain.** 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 this Section 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 this Section and a water cooler; or by such other means as would achieve the required accessibility for each group on each floor.) (ADAAG 4.1.3(10)(a))
- 3) **Other Fountains.** Where more than one drinking fountain or water cooler is provided on a floor, at least 50% of those provided shall comply with the following requirements. (ADAAG 4.1.10(b))
 - A) **Spout Height.** Spouts shall be no higher than 36 in. (915 mm), measured from the floor or ground surfaces to the spout outlet (see Illustration B, Fig. 27(a)). (ADAAG 4.15.2)
 - B) **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 in. (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 in. (75 mm) of the front edge of the fountain. (ADAAG 4.15.3)
 - C) **Controls.** Controls shall comply with Section 400.310(q)(4). Unit controls shall be front mounted or side mounted near the front edge. (ADAAG 4.15.4)
 - D) **Clearances**

- i) 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 in. (685 mm) high, 30 in. (760 mm) wide, and 17 in. to 19 in. (430 mm to 485 mm) deep (see Illustration B, Fig. 27(a) and (b)). Such units shall also have a minimum clear floor space 30 in. by 48 in. (760 mm by 1220 mm) to allow a person in a wheelchair to approach the unit facing forward.
 - ii) Free-standing or built-in units not having a clear space under them shall have a clear floor space at least 30 in. by 48 in. (760 mm by 1220 mm) that allow a person in a wheelchair to make a parallel approach to the unit (see Illustration B, Fig. 27(c) and (d)). This clear floor space shall comply with *Section 400.220(d)*. (ADAAG 4.15.5)
- m) Sinks
- 1) General. Sinks required to be accessible shall comply with the requirements of this subsection (m).
 - 2) Height. Sinks shall be mounted with the counter or rim no higher than 34 in. (865mm) above the finish floor. (ADAAG 4.24.2)
 - 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. (ADAAG 4.24.3)
 - 4) Depth. Each sink shall be a maximum of 6-½ in. (165 mm) deep. (ADAAG 4.24.4)
 - 5) Clear Floor Space. A clear floor space at least 30 in. by 48 in. (760 mm by 1220 mm) complying with ADAAG 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. (ADAAG 4.24.5)
EXCEPTION: A parallel approach shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided
 - 6) Exposed Pipes and Surfaces. Hot water and drain pipes exposed under sinks shall be installed or otherwise configured so as to protect against contact. There shall be no sharp or abrasive surfaces under sinks. (ADAAG 4.24.6)

- 7) Faucets. Lever-operated, push-type, touch-type or electronically controlled mechanisms are acceptable designs. (ADAAG 4.24.7) 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). (ADAAG 4.24.4)

n) **Toilet Rooms**

- 1) **General.** *Public toilet rooms, required by the Illinois Plumbing Code (77 Ill. Adm. Code 890) to have a "Minimum Number of Plumbing Fixtures" shall have accessible toilet rooms and related fixtures for each sex (excluding toilet rooms in apartments of residential occupancies) in compliance with the following requirements.*
- 2) **Accessible Route.** Accessible toilet rooms shall be on an accessible route. (ADAAG 4.22.1) *Design and location of plumbing fixtures shall provide the same conditions and privacy for all users.*
- 3) **Doors.** All doors to accessible toilet rooms shall comply with subsection (j) of this Section. Doors shall not swing into the clear floor space required for any fixture. (ADAAG 4.22.2)
Note: The Illinois Accessibility Code allows, for single user toilet rooms only, doors to swing into the clear floor space required for any fixture if sufficient maneuvering space is provided within the room for a person using a wheelchair to enter and close the door, use the fixtures, reopen the door, and exit.
- 4) **Clear Floor Space.** The accessible fixtures and controls required in subsection (n)(5), (6), (7) and (8) of this Section shall be on an accessible route. An unobstructed turning space complying with Section 400.220(c) 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. (ADAAG 4.22.3)
- 5) **Water Closets.** If toilet stalls are provided in a room, then at least one shall be a standard toilet stall complying with subsection (n)(5)(A) (ii) of this Section; where 6 or more stalls are provided, in addition to the stall

complying with subsection (n)(5)(A)(ii) of this Section, at least one stall 36 in. (915 mm) wide with an outward swinging, self-closing door and parallel grab bars complying with Illustration B, Fig. 30(d) and subsection (q) of this Section shall be provided. Water closets in such stalls shall comply with subsection (n)(5)(B) of this Section. If water closets are not in stalls, then at least one shall comply with subsection (n)(5)(B) of this Section. (ADAAG 4.22.4)

A) Toilet Stalls

- i) Water Closets. Water closets in accessible stalls shall comply with subsection (n)(5)(B) of this Section. (ADAAG 4.17.2)
- ii) Size and Arrangement. The size and arrangement of the standard toilet stall shall comply with Illustration B, Fig. 30(a), Standard Stall. Standard toilet stalls with a minimum depth of 56 in. (1420 mm) (see Illustration B, Fig. 30(a)) shall have wall-mounted water closets. If the depth of a standard toilet stall is increased at least 3 in. (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 subsection (n)(5) of this Section.
EXCEPTION: In instances of alteration work where provision of a standard stall (Illustration B, Fig. 30(a)) is technically infeasible or where plumbing code requirements prevent combining existing stalls to provide space, either alternate stall (Illustration B, Fig. 30(b)) may be provided in lieu of the standard stall. (ADAAG 4.17.3)
- iii) Toe Clearances. In standard stalls, the front partition and at least one side partition shall provide a toe clearance of at least 9 in. (230 mm) above the floor. If the depth of the stall is greater than 60 in. (1525 mm), then the toe clearance is not required. (ADAAG 4.17.4)
- iv) Doors. Toilet stall doors, including door hardware, shall comply with subsection (j) of this Section. If toilet stall approach is from the 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 in. (1065 mm) (Illustration B, Fig. 30). (ADAAG 4.17.5)

- v) **Grab Bars.** Grab bars complying with the length and positioning shown in Illustration B, Fig. 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 subsection (q) of this Section. (ADAAG 4.17.6) *Grab bars at back of flush valve water closets may be provided in two sections if high flushometer riser pipe is required by applicable building or plumbing code.*

B) **Water Closets**

- i) **Clear Floor Space.** Clear floor space for water closets not in stalls shall comply with Illustration B, Fig. 28. Clear floor space may be arranged to allow either a left-handed or right-handed approach. (ADAAG 4.16.2)
- ii) **Height.** The height of water closets shall be 17 in. to 19 in. (430 mm to 485 mm), measured to the top of the toilet seat (see Illustration B, Fig. 29(b)). Seats shall not be sprung to return to a lifted position. (ADAAG 4.16.3)
- iii) **Grab Bars.** Grab bars for water closets not located in stalls shall comply with subsection (q) of this Section and Illustration B, Fig. 29. The grab bar behind the water closet shall be 36 in. (915 mm) minimum. (ADAAG 4.16.4) *Grab bars at back of flush valve water closets may be provided in two sections if high flushometer riser pipe is required by applicable building or plumbing code.*
- iv) **Flush Controls.** Flush controls shall be hand operated or automatic and shall comply with subsection (r)(4) of this Section. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44 in. (1120 mm) above the floor. (ADAAG 4.16.5)

- v) Dispensers. Toilet paper dispensers shall be installed within reach, as shown in Illustration B, Fig. 29(b). Dispensers that control delivery, or that do not permit continuous paper flow, shall not be used. (ADAAG 4.16.6)
- 6) **Urinals.** *If urinals are provided, then at least one shall comply with the following requirements:*
- A) Height. Urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17 in. (430 mm) above the finish floor. (ADAAG 4.18.2)
 - B) Clear Floor Space. A clear floor space 30 in. by 48 in. (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 *Section 400.220(d)*. Urinal shields that do not extend beyond the front edge of the urinal rim may be provided with 29 in. (735 mm) clearance between them. (ADAAG 4.18.3)
 - C) Flush Controls. Flush controls shall be hand operated or automatic, shall comply with subsection (r)(4) of this Section and shall be mounted no more than 44 in. (1120 mm) above the finish floor. (ADAAG 4.18.4)
- 7) **Lavatories and Mirrors.** *If lavatories and mirrors are provided, then at least one of each shall comply with the following requirements:*
- A) General. The requirements of this subsection shall apply to lavatory fixtures, vanities, and built-in lavatories. (ADAAG 4.19.1)
 - B) Height and Clearances. Lavatories shall be mounted with the rim or counter surface no higher than 34 in. (865 mm) above the finish floor. Provide a clearance of at least 29 in. (735 mm) above the finish floor to the bottom of the apron. Knee and toe clearance shall comply with Illustration B, Fig. 31. (ADAAG 4.19.2)
 - C) Clear Floor Space. A clear floor space 30 in. by 48 in. (760 mm by 1220 mm) complying with *Section 400.220(d)* 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 in. (485 mm) underneath the lavatory (see Illustration B, Fig. 32). (ADAAG 4.19.3)

- D) 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. (ADAAG 4.19.4)
- E) Faucets. Faucets shall comply with *subsection (r)(4) of this Section*. 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. (ADAAG 4.19.5)
- F) Mirrors. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40 in. (1015 mm) above the finish floor (see Illustration B, Fig. 31). (ADAAG 4.19.6)
- 8) **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 subsection (r) of this Section. (ADAAG 4.22.7)
- 9) **Excess Toilet Rooms.** *When toilet rooms are provided in excess of the number required by the Illinois Plumbing Code, at least one fixture of each type (excluding urinals) in each restroom shall be accessible. If toilet stalls are provided, the "alternate stall," as depicted in Illustration B, Fig. 30(b), is acceptable.*
- 10) **Private Use Toilet Rooms.** *When toilet rooms are provided for the use of occupants of specific spaces (i.e., a private toilet room for the occupants of a private office) such spaces shall be adaptable. (ADAAG 4.1.3(11))*
- 11) **Small Toilet Rooms.** *If the required toilet room contains only one water closet and one lavatory, a toilet stall is not required; however the room itself shall comply with subsections (n)(3) through (8) of this Section and shall be on an accessible route.*
- 12) **Unisex Toilet Rooms.** *Unisex accessible toilet rooms are permitted in new buildings only in locations as provided in the Illinois Plumbing Code and where the toilet fixtures are provided in excess of the minimum number of fixtures required by that Code. All unisex facilities shall be accessible and shall meet all space and access requirements of Section 400.310(n). For treatment of unisex toilet rooms in alterations, see Section 400.510(e)(1)(A).*

- 13) **Signage.** *All public toilet rooms shall be appropriately identified with signage complying with subsection (u) of this Section and the international symbol of accessibility as shown in Illustration B, Fig. 43(a) and (b).*
- 14) **Water Temperature.** *The temperature of the hot water at the outlets for lavatories shall not exceed 110 degrees.*

o) **Bathrooms, Bathing Facilities and Shower Rooms**

- 1) **General.** *If bathrooms, bathing facilities or shower rooms are provided on a site, at least one for each sex shall be on an accessible route and shall comply with the requirements below. Bathrooms, bathing facilities and shower rooms provided in conjunction with individual accessible transient lodging units or dwelling units shall meet the accessibility requirements of Section 400.320(e) or (g) or Section 400.350.*
- 2) **Doors.** *Doors to accessible bathrooms shall comply with subsection (j) of this Section. Doors shall not swing into the floor space required for any fixture. (ADAAG 4.23.2)*
- 3) **Clear Floor Space.** *The accessible fixtures and controls required in subsections (o)(4) through (9) of this Section below shall be on an accessible route. An unobstructed turning space complying with Section 400.220(c) shall be provided within an accessible bathroom. The clear floor spaces at fixtures and controls, the accessible route, and the turning space may overlap. (ADAAG 4.23.3)*
- 4) **Water Closets.** *If toilet stalls are provided, then at least one shall be a standard toilet stall complying with subsection (n)(5)(A) of this Section; where 6 or more stalls are provided, in addition to the stall complying with subsection (n)(5)(A)(ii) of this Section, at least one stall 36 in. (915 mm) wide with an outward swinging, self-closing door and parallel grab bars complying with Illustration B, Fig. 30(d) and subsection (q) of this Section shall be provided. Water closets in such stalls shall comply with subsection (n)(5)(B) of this Section. If water closets are not in stalls, then at least one shall comply with subsection (n)(5)(B) of this Section. (ADAAG 4.23.4)*

- 5) **Urinals.** If urinals are provided, then at least one shall comply with subsection (n)(6) of this Section. (ADAAG 4.23.5)
- 6) **Lavatories and Mirrors.** If lavatories and mirrors are provided, then at least one of each shall comply with subsection (n)(7) of this Section. (ADAAG 4.23.6)
- 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 subsection (r) of this Section. (ADAAG 4.3.23.7)
- 8) **Bathing and Shower Facilities.** If tubs or showers are provided, then at least one accessible tub that complies with subsection (n)(8)(A) of this Section or at least one accessible shower that complies with subsection (n)(8)(B) of this Section shall be provided. (ADAAG 4.23.8)
 - A) **Bathtubs**
 - i) **Floor Space.** Clear floor space in front of bathtubs shall be as shown in Illustration B, Fig. 33. (ADAAG 4.20.2)
 - ii) **Seat.** An in-tub seat or a seat at the head end of the tub shall be provided as shown in Illustration B, Fig. 33 and 34. The structural strength of seats and their attachments shall comply with subsection (q)(3) of this Section. Seats shall be mounted securely and shall not slip during use. (ADAAG 4.20.3)
 - iii) **Grab Bars.** Grab bars complying with subsection (q) of this Section shall be provided as shown in Illustration B, Fig. 33 and 34. (ADAAG 4.20.4)
 - iv) **Controls.** Faucets and other controls complying with subsection (r)(4) of this Section shall be located as shown in Illustration B, Fig. 34. (ADAAG 4.20.5)

- v) Shower Unit. A shower spray unit with a hose at least 60 in. (1525 mm) long that can be used both as a fixed shower head and as a hand-held shower shall be provided. (ADAAG 4.20.6)
- vi) 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. (ADAAG 4.20.7)

B) Shower Stalls

- i) Size and Clearances. Except as specified in Section 400.320(g)(2)(B), shower stall size and clear floor space shall comply with Illustration B, Fig. 35(a) or (b). The shower stall in Illustration B, Fig. 35(a) shall be 36 in. by 36 in. (915 mm by 915 mm) (nominal dimensions). Shower stalls required by Section 400.320(g)(2)(B) shall comply with Illustration B, Fig. 57(a) or (b). The shower stall in Illustration B, Fig. 35(b) will fit into the space required for a bathtub. (ADAAG 4.21.2)
- ii) Seat. A seat shall be provided in shower stalls 36 in. by 36 in. (915 mm by 915 mm) and shall be as shown in Illustration B, Fig. 36. The seat shall be mounted 17 in. to 19 in. (430 mm to 485 mm) from the bathroom floor and shall extend the full depth of the stall. In a 36 in. by 36 in. (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 in. by 60 in. 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 Illustration B, Fig. 57. The structural strength of seats and their attachments shall comply with subsection (q)(3) of this Section. (ADAAG 4.21.3)
- iii) Grab Bars. Grab bars complying with subsection (q) of this Section shall be provided as shown in Illustration B, Fig. 37. (ADAAG 4.21.4)

- iv) **Controls.** Faucets and other controls complying with subsection (r)(4) of this Section shall be located as shown in Illustration B, Fig. 37. In shower stalls 36 in. by 36 in. (915 mm by 915 mm), all controls, faucets, and the shower unit shall be mounted on the side wall opposite the seat. (ADAAG 4.21.5).
 - v) **Shower Unit.** A shower spray unit with a hose at least 60 in. (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 in. (1220 mm) above the shower floor may be used in lieu of a hand-held shower head. (ADAAG 4.21.6)
 - vi) **Curbs.** If provided, curbs in shower stalls 36 in. by 36 in. (915 mm by 915 mm) shall be no higher than ½ in. (13 mm). Shower stalls that are 30 in. by 60 in. (760 mm by 1525 mm) minimum shall not have curbs. (ADAAG 4.21.7)
 - vii) **Shower Enclosures.** If provided, enclosures for shower stalls shall not obstruct controls or obstruct transfer from wheelchairs onto shower seats. (ADAAG 4.21.8)
- 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 Section 400.220(d). (ADAAG 4.23.9)
- 10) **Water Temperature.** *The temperature of the hot water at the outlets for lavatories, bathtubs, and showers shall not exceed 110 degrees.*
- 11) **Portable Toilets.** *For single user portable toilets clustered at a single location, at least five %, but no fewer than one toilet unit complying with subsection (n) or (o) of this Section, 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 this Section.*

p) **Storage**

- 1) **General.** If fixed or built-in *personal* storage facilities such as cabinets, shelves, closets and drawers are provided in accessible spaces, *at least five % of each type or at least one of each type provided shall comply with the requirements below.* Additional storage may be provided outside of *these* dimensions. (ADAAG 4.1.3(12)(a))
- 2) **Clear Floor Space.** A clear floor space at least 30 in. by 48 in. (760 mm by 1220 mm) complying with Section 400.220(d) that allows either a forward or parallel approach by a person using a wheelchair shall be provided at accessible storage facilities. (ADAAG 4.25.2)
- 3) **Height.** Accessible storage spaces shall be within at least one of the reach ranges specified in Section 400.220(e) and (f) (see Illustration B, Fig. 5 and Illustration B, Fig. 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 Illustration B, Fig. 38(a) and Illustration B, Fig. 38(b). (ADAAG 4.25.3)
- 4) **Hardware.** Hardware for accessible storage facilities shall comply with subsection (r)(4) of this Section. Touch latches and U-shaped pulls are acceptable. (ADAAG 4.25.4)
- 5) **Exception.** *Archival storage areas are exempt from accessibility by this Code.*
- 6) **Business Use.** Shelves or display units allowing self-service by customers in mercantile *and business areas* shall be located on an accessible route complying with subsection (a) of this Section. Requirements for accessible reach range do not apply. (ADAAG 4.1.3(12)(B))

q) **Handrails, Grab Bars, and Tub and Shower Seats**

- 1) **General.** All handrails, grab bars, and tub and shower seats required to be accessible shall comply with the requirements of this subsection (q). (ADAAG 4.26.1)

- 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 1-1/4 in. to 1-1/2 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 1-1/2 in. (38 mm) (see Illustration B, Fig. 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 Illustration B, Fig. 39(d)). (ADAAG 4.26.2)
- 3) **Structural Strength.** The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following specifications:
 - A) 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.
 - B) 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.
 - C) 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.
 - D) 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.
 - E) Grab bars shall not rotate within their fittings. (ADAAG 4.26.3)

- 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 1/8 in. (3.2 mm). (ADAAG 4.26.4)

r) Controls and Operating Mechanisms

- 1) **General.** *Where controls and operating mechanisms are provided in accessible spaces, along accessible routes or as parts of accessible elements (for example, light switches and dispenser controls), operable parts and controls shall comply with the requirements of this subsection (r). (ADAAG 4.1.3(13))*
- 2) **Clear Floor Space.** Clear floor space complying with *Section 400.220(d)* 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. (ADAAG 4.27.2)
- 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 *Section 400.220(e) and (f)*. 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. (ADAAG 4.27.3)
- 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). (ADAAG 4.27.4)

s) Alarms

- 1) **General.** *Where emergency warning systems or alarms are provided or required by an applicable State or local building code, life safety code or fire protection regulation, such systems shall comply with the requirements below and shall be both audible and visual. Visual alarms shall be arranged so the flashing light beam can be seen at the required level of intensity from all common use areas. 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. (ADAAG 4.28.1)*

- 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. (ADAAG 4.28.2)
- 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 comply with the requirements of U.S. Architectural and Transportation Barriers Compliance Board Bulletin #2: Visual Alarms.
- 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. (ADAAG 4.28.4)

t) **Detectable Warnings**

Detectable warnings shall be provided as follows:

- 1) **Detectable Warnings on Walking Surfaces.** *Detectable warning features on walking surfaces shall consist of exposed aggregate concrete, cushioned surfaces made of rubber or plastic, raised strips, or grooves. Features shall contrast with that of the surrounding surface. Raised strips or grooves shall comply with Illustration B, Fig. 40.*
- 2) **Tactile Warnings on Doors to Hazardous Areas.** *Doors that lead to areas that might prove dangerous to a person who is visually impaired (for example, doors to loading platforms, boiler rooms, stages, etc.) shall be made identifiable to the touch by a textured surface on the door handle, knob, pull, or other operating hardware. This textured surface may be made by knurling or roughening or by a material applied to the contact surface. Such textured surfaces shall not be provided for emergency exit doors or any doors other than those to hazardous areas. See definition of "Hazardous Area".*
- 3) **Detectable Warnings at Stairs.** *All stairs, except those in dwelling units, in enclosed stair towers, or set to the side of the path of travel shall have a detectable warning at the top of stair runs (see Illustration B, Fig. 41).*

- 4) **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 texture, which is 36 in. (915 mm) wide, complying with subsection (t)(1) of this Section. (ADAAG 4.29.5)
- 5) **Detectable Warnings at Reflecting Pools.** The edges of reflecting pools shall be protected by railings, walls, curbs, or detectable warnings complying with subsection (t)(1) of this Section. (ADAAG 4.29.6)
- 6) **Standardization.** *Textured surfaces for detectable warnings shall be standard within a building, facility, site, or complex of buildings.*

u) Signage

Accessible signage shall comply with the following applicable provisions:

- 1) **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. (ADAAG 4.30.2)
- 2) **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. When signs are suspended or projected overhead in compliance with subsection (a)(4) of this Section, minimum character height shall be 3 inches or 75 mm.
- 3) **Raised and Brailled Characters and Pictorial Symbol Signs (Pictograms).** Letters and numerals shall be raised 1/32 in. (3.2 mm) upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 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. (ADAAG 4.30.4)
- 4) **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. (ADAAG 4.30.5)

- 5) **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. (ADAAG 4.30.6)
- 6) **Symbols of Accessibility**
 - A) Facilities and elements required to be identified as accessible by *this Code* shall use the international symbol of accessibility. The symbol shall be displayed as shown in Illustration B, Fig. 43(a) and (b).
 - B) Volume Control Telephones. Telephones required to have a volume control by subsection (v)(5) of this Section shall be identified by a sign containing a depiction of a telephone handset with radiating sound waves.
 - C) Text Telephones. Text telephones required by subsection (v)(9) of this Section shall be identified by the international TDD symbol (Illustration B, Fig. 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).

- D) Assistive Listening Systems. In assembly areas where permanently installed assistive listening systems are required by Section 400.320(a)(6) the availability of such systems shall be identified with signage that includes the international symbol of access for hearing loss (Illustration B, Fig. 43(d)). (ADAAG 4.30.7)
- 7) **Illumination Levels.** (Reserved). (ADAAG 4.30.8)
- 8) ***Signage for Particular Elements or Spaces.*** *Elements and spaces of accessible facilities which shall be identified by the international symbol of accessibility and which shall comply with subsection (u)(6)(A) of this Section are:*
- A) *Parking spaces designated as reserved for individuals with disabilities (see subsection (c)(7) of this Section);*
- 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 rooms, bathing facilities, and shower facilities when not all are accessible (inaccessible facilities shall have directional signage to indicate the route to the nearest accessible toilet room, bathing or shower facilities).*
- 9) **Directional or Informational Signage.** Signs which provide direction to or information about functional spaces of the building shall comply with subsections (u)(1), (2) and (4) of this Section. (ADAAG 4.1.3(16)(b)) *Where such signage conveys emergency information, it shall also have tactile characters or symbols.*
- 10) **Permanent Room Signage.** Signs which designate permanent rooms and spaces shall comply with subsections (u)(3), (4) and (5) of this Section. (ADAAG 4.1.3(16)(a))
- 11) **TDD Signage.** *Signs identifying "TDD Access" as required by subsection (u)(6) of this Section shall be provided. Signage shall comply with subsection (u)(6) of this Section but need not be tactile. Signage shall be mounted 54 in. (1370 mm) to 60 in. (1525 mm) above the floor.*

- 12) **Other Signage.** *Where other graphics or signage is provided, it shall comply with subsections (u)(1) through (6) of this Section, but need not have tactile characters or symbols. EXCEPTION: Building directories, menus and all other signs which are temporary are not required to comply. (ADAAG 4.1.3(16))*

v) Telephones

- 1) **General.** *If public pay telephones, public closed-circuit telephones, or other public telephones are provided, then such telephones shall comply with the requirements of subsections (v)(2) through (8) of this Section 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 SECTION 400.310(v)(2) THROUGH (8)(1)
One or more single unit	One per floor
One bank(2)	One per floor
Two or more banks(2)	One per bank. Accessible unit may be installed as a single unit in proximity (either visual or with signage) to bank. At least one public telephone per floor shall meet the requirements of a forward reach telephone.(3)

TABLE NOTES:

(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 subsection (v) of this Section). (ADAAG 4.1.3(17)(a))

- 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 Illustration B, Fig. 44). The clear floor or ground space shall comply with *Section 400.220(d)*. Bases, enclosures, and fixed seats shall not impede approaches to telephones by people who use wheelchairs. (ADAAG 4.31.2)

- 3) **Mounting Height.** The highest operable part of the telephone shall be within the reach ranges specified in Section 400.220(e) or (f). (ADAAG 4.31.3)
- 4) **Protruding Objects.** Telephones shall comply with subsection (a)(4) and (10) of this Section. (ADAAG 4.31.4)
- 5) **Hearing Aid Compatible and Volume Control Telephone Requirements**
 - A) Telephones shall be hearing aid compatible.
 - B) All telephones required to be accessible shall be equipped with a volume control. Volume controls, capable of a minimum of 12 dbA and a maximum of 18 dbA above normal, shall be provided. If an automatic reset is provided then 18 dbA may be exceeded. In addition, 25%, but never less than one, of all other public telephones provided shall be equipped with a volume control and shall be disbursed among all types of public telephones, including closed-circuit telephones, throughout the building or facility. *Volume control telephone* signage complying with the applicable provisions of subsection (u)(6) of this Section shall be provided. (ADAAG 4.1.3(17)(b) and 4.31.5)
- 6) **Controls.** Telephones shall have pushbutton controls where service for such equipment is available. (ADAAG 4.31.6)
- 7) **Telephone Books.** Telephone books, if provided, shall be located in a position that complies with the reach ranges specified in *Section 400.220(e) and (f)*. (ADAAG 4.31.7)
- 8) **Cord Length.** The cord from the telephone to the handset shall be at least 29 in. (735 mm) long. (ADAAG 4.31.8)
- 9) **Text Telephone Requirements.** The following *text telephones or other equipment shall be provided and each such location shall be identified with signage complying with the applicable provisions of subsection (u)(6) of this Section and Figure 43.*
 - A) If a total number of four or more public pay telephones (including both interior and exterior telephones) 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.

- B) 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.
- C) 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 subsection (v)(9)(F) of this Section.
- E) 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.
- F) 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.
- G) 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 subsection (v)(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 subsection (u)(6) of this Section. (ADAAG 4.1.3(17)(c))

w) **Fixed or Built-in Seating, Tables and Work Surfaces**

- 1) **General.** 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 %, but not fewer than one, of the fixed or built-in seating areas or tables shall comply with *this Section*. An

accessible route shall lead to and through such fixed or built-in seating areas or tables. (ADAAG 4.1.3(18))

- 2) **Seating.** If seating spaces for people in wheelchairs are provided at fixed tables or counters, clear floor space complying with *Section 400.220(d)* shall be provided. Such clear floor space shall not overlap knee space by more than 19 in. (485 mm) (see Illustration B, Fig. 45). (ADAAG 4.32.2)
- 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 Illustration B, Fig. 45). (ADAAG 4.32.3)
- 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. (ADAAG 4.32.4)
- 5) **Auxiliary Counters.** *Where service counters exceeding 34 in. (865 mm) in height are provided as standing counters, an auxiliary surface counter or other space suitable for the business transaction by an environmentally limited person shall be provided in the immediate vicinity and provide the same services. The auxiliary counter-top shall comply with this subsection (w).*

Section 400.320 Additional Requirements for Specific Facility Types

All public facilities are subject to Section 400.310 inclusively and to the following additional requirements as appropriate to the facility type.

a) Auditorium and Assembly Areas**1) General**

- A) In places of assembly with fixed seating, accessible wheelchair locations shall comply *with the requirements of* subsections (a)(2) through (4) of this *Section below*, and shall be *provided in the following minimum quantities:* (ADAAG 4.1.3(19)(a))

NUMBER OF FIXED SEATS	NUMBER OF REQUIRED WHEELCHAIR SEATING LOCATIONS
1-25	1
26-50	2 together
51-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% of total number
Over 1000	20 plus 1 for each 100 over 1000

Note: *For seating 51 and over, arrange wheelchair locations in pairs insofar as possible.*

- B) In addition, one %, but not fewer 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 subsection (a)(4) of this Section. (ADAAG 4.1.3(19)(a))
- 2) Size of Wheelchair Locations.** Each wheelchair location shall provide minimum clear ground or floor spaces as shown in Illustration B, Fig. 46. (ADAAG 4.33.2)
- 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. 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%. Equivalent accessible viewing positions may be located on levels having accessible egress. (Excerpt from ADAAG 4.33.3)

- 4) **Surfaces.** The ground or floor at wheelchair locations shall be level and shall comply with *Section 400.310(a)(5),(7),(11) and (12)*. (ADAAG 4.33.4)
- 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. (ADAAG 4.33.5)
- 6) **Listening Systems.** *Listening systems conforming with subsections (a)(7) and (8) of this Section are required.* The minimum number of receivers to be provided shall be equal to 4% of the total number of seats, but in no case fewer than two. Signage complying with the applicable provisions of *Section 400.310(u) and utilizing Illustration B, Fig. 43(d) (International Symbol of Access for Hearing Loss)* shall be installed to notify patrons of the availability of a listening system. (ADAAG 4.1.3(19)(b))
- 7) **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. (ADAAG 4.33.6)
- 8) **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. (ADAAG 4.33.7)

b) **Automated Teller Machines (ATMs)**

- 1) **General.** Where ATMs are provided, each ATM shall be on an accessible route and shall comply with the following requirements, except where two or more are provided at a location; then only one must comply. (ADAAG 4.1.3(20); 4.34.1)
- 2) **Controls.** Controls for user activation shall comply with the requirements of Section 400.310(r). (ADAAG 4.34.2)
- 3) **Clearances and Reach Range.** Free standing or built-in units not having a clear space under them shall comply with *Section 400.310(r)(2) and (3)* and provide for a parallel approach and both a forward and side reach to the unit allowing a person in a wheelchair to access the controls and dispensers. (ADAAG 4.34.3)
- 4) **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. (ADAAG 4.34.4)
- 5) **EXCEPTION:** Drive-up only ATMS are not required to comply with *Section 400.310(r)(2) and (3)* and subsection (b)(3) of this *Section*. (ADAAG 4.1.3(20))

c) **Dressing and Fitting Rooms**

- 1) **General.** Where dressing rooms and fitting rooms are provided for use by the general public, patients, customers or employees, 5%, but never less than one, of dressing rooms for each type of use in each cluster of dressing rooms shall be accessible, shall be on an accessible route, and shall comply with the requirements of subsections (c) (2) through (5), below. Examples of types of dressing rooms are those serving different genders or distinct and different functions as in different treatment or examination facilities. (ADAAG 4.1.3(21); 4.35.1)
- 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 400.220* renders the dressing room usable by a person using a wheelchair. (ADAAG 4.35.2)
- 3) **Doors.** All doors to accessible dressing rooms shall be in compliance with Section 400.310(j). (ADAAG 4.35.3)

- 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 *Section 400.310(q)(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. (ADAAG 4.35.4)
- 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. (ADAAG 4.35.5)

d) Medical Care Facilities

- 1) **General.** Medical care facilities included in this Section are outpatient facilities and 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 24 hours. In addition to the requirements of *Section 400.310*, medical care facilities and buildings shall comply *with the following requirements:* (ADAAG 6.1)

- A) Hospitals, *including* general purpose hospitals, psychiatric facilities *and* detoxification facilities. At least 10% of patient bedrooms and toilets, and all public use, common use *and employee use* areas are required to be designed and constructed to be accessible. (ADAAG 6.1(1))
 - B) 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, common use *and employee use* areas are required to be designed and constructed to be accessible. (ADAAG 6.1(2))
 - C) Long term care facilities *and* nursing homes. At least 50% of patient bedrooms and toilets, and all public use, common use *and employee use* areas are required to be designed and constructed to be accessible. (ADAAG 6.1(3))
 - D) Alterations to patient bedrooms. (*See Section 400.510(e)(5).*)
 - E) *Outpatient facilities. All public use, common use and employee use areas are required to be designed and constructed to be accessible. If the facility has patient bedrooms and toilets, at least 10% must be accessible.*
- 2) **Entrances.** At least one accessible entrance that complies with *Section 400.310(k)* shall be protected from the weather by canopy or roof overhang. Such entrances shall incorporate a passenger loading zone that complies with *Section 400.310(c)(5)*. (ADAAG 6.2)
- 3) **Patient Bedrooms.** Accessible patient bedrooms shall be provided in compliance with *Section 400.310(a)* through *(w)*. Accessible patient bedrooms shall also comply with the following:
- A) Each bedroom shall have a door that complies with *Section 400.310(j)*.
EXCEPTION: Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirements in *Section 400.310(j)(5)* for maneuvering space at the latch side of the door if the door is at least 44 in. (1120 mm) wide.

- B) Each bedroom shall have adequate space to provide a maneuvering space that complies with *Section 400.220(c)*. In rooms with two beds, it is preferable that this space be located between beds.
 - C) 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 *Section 400.310(a)(2)* to each side of each bed. (ADAAG 6.3)
- 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 *Section 400.310(n) or (o)* and shall be on an accessible route. (ADAAG 6.4)
- e) ***Housing Owned or Financed by a Governmental Unit***

Housing units owned or financed by a governmental unit which consist of five or more dwelling units on each project site, shall comply with all requirements of Multi-Story Housing. (Section 400.350.)

f) **Libraries**

The design of all public areas of a library shall comply with *the following requirements*, including reading and study areas, stacks, reference rooms, reserve areas, and special facilities or collections. (ADAAG 8.1)

- 1) **Reading and Study Areas.** At least 5 % or a minimum of one of each element of fixed seating, tables, or study carrels shall comply with *Section 400.220 and Section 400.310(w)*. Clearances between fixed accessible tables and between study carrels shall comply with *Section 400.310(a)(2)*. (ADAAG 8.2)
- 2) **Service Counters.** *Where service counters exceeding 34 in. (865 mm) in height are provided as standing counters, an auxiliary service counter or other space suitable for the business transaction by an environmentally limited person, shall be provided in the immediate vicinity and provide the same services. The auxiliary counter top shall comply with Section 400.310(w).*
- 3) **Check-Out Areas.** At least one lane at each check-out area shall comply with subsection *(h)(1)(A)* of this *Section*. All traffic control or book security gates or turnstiles shall comply with *Section 400.310(j)*. (ADAAG 8.3)

- 4) **Card Catalogs, Magazine Displays and Reference Materials.** Minimum clear aisle space at card catalogs, magazine displays *and reference materials shall be 36 in. (915 mm)* as shown in Illustration B, Fig. 55. Maximum reach height shall comply *with Section 400.220*, with a height of 48 in. (1220 mm) preferred irrespective of approach allowed. (ADAAG 8.4)
- 5) **Stacks.** Minimum clear aisle width between stacks shall comply *with Section 400.310(a)(2)*, with a minimum clear aisle width of 42 in. (1065 mm) preferred where possible. Shelf height in stack areas is unrestricted (see Illustration B, Fig. 56). (ADAAG 8.5)

g) Accessible Transient Lodging

- 1) **General.** *All common areas, common use spaces, and public use spaces shall be accessible and shall comply with Section 400.310.* 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. (ADAAG 9.5.1)
- 2) **Number of Accessible Lodging Units.**
 - A) *Five percent of the total number of lodging units with or without bathrooms, or at least one, whichever is greater, shall be accessible.*
 - B) *In places of lodging with 50 or more sleeping rooms or suites, roll-in showers shall be provided in accordance with Section 400.310(o)(8)(B) and Illustration B, Fig. 57(a) or (b) and in conformance with the table below:*

Number of Rooms in Lodging Facility	Number of Rooms with Roll-in Showers
51 to 75	1
76 to 100	1
101 to 150	2
151 to 200	2
201 to 300	3
301 to 400	4
401 to 500	4 plus one for each additional 100 over 400

(Excerpt from ADAAG 9.1.2)

- 3) **Sleeping Accommodations for Persons with Hearing Impairments.** In addition to those accessible sleeping rooms and suites required by subsection (g)(2) of this *Section*, sleeping rooms and suites that comply with subsection (g)(6) of this *Section* (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

(ADAAG 9.1.3)

4) **Classes of Sleeping Accommodations**

- A) 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 subsection (g)(2) of this *Section* 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. (ADAAG 9.1.4(1))
- B) 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 requires a single-occupancy room. (ADAAG 9.1.4(2))

5) Minimum Requirements for Accessible Lodging Units.

Accessible lodging units shall comply with the following space requirements:

- A) An accessible lodging unit, sleeping room or suite shall be on an accessible route complying with *Section 400.310(a)* and have the following accessible elements and spaces. (ADAAG 9.2.2)
- i) 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. (ADAAG 9.2.2(1))
 - ii) An accessible route complying with *Section 400.310(a)* shall connect all accessible spaces and elements, including telephones, within the unit, sleeping room, or suite. (Excerpt from ADAAG 9.2.2(2))
 - iii) Doors and doorways designed to allow passage into and within all sleeping rooms, suites or other covered units shall comply with *Section 400.310(j)*. (ADAAG 9.2.2(3))
 - iv) 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 *Section 400.310(p)*. Additional storage may be provided outside of the dimensions required by *Section 400.310(p)*. (ADAAG 9.2.2(4))
 - v) All controls in accessible units, sleeping rooms, and suites shall comply with *Section 400.310(r)*. (ADAAG 9.2.2(5))
 - vi) 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:

the living area;

the dining area;
at least one sleeping area;
patios, terraces, or balconies

EXCEPTION: The requirements of *Section 400.310(j)(7)* and *Section 400.310(a)(7)* 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).

at least one full bathroom (i.e., one with a water closet, a lavatory, and a bathtub or shower);
if only half baths are provided, at least one half bath;
and
carports, garages or parking spaces. (ADAAG 9.2.2(6))

- vii) 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 *Section 400.220(d)*. Countertops and sinks shall be mounted at a maximum height of 34 in. (865 mm) above the floor. At least 50% of shelf space in cabinets or refrigerator/freezers shall be within the reach ranges of *Section 400.220(e)* or *(f)* 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 *Section 400.310(r)*. (ADAAG 9.2.2(7))
- viii) Sleeping room accommodations for persons with hearing impairments required by subsection *(g)(3)* of this *Section* and complying with subsection *(g)(6)* of this *Section* shall be provided in the accessible sleeping room or suite. (ADAAG 9.2.2(8))

- 6) **Visual Alarms, Notification Devices and Telephones in Sleeping Rooms.**
- A) **General.** In sleeping rooms required to comply with this Section, auxiliary visual alarms shall be provided and shall comply with *Section 400.310(s)(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 *Section 400.310(v)(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. (ADAAG 9.3.1)
- B) **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. (ADAAG 9.3.2)
- 7) **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 *Section 400.310(j)(4)*. (ADAAG 9.4)
- 8) **Multi-Bed Facilities.** *In transient lodging facilities with multi-bed rooms or spaces, 5 % of the beds shall comply with subsection (g)(5)(A)(I) of this Section.*
- 9) **Common Use Restrooms.** *If common use restrooms and shower rooms are provided in lieu of private bathrooms in each accessible lodging unit, such facilities shall be located on an accessible route and the rooms shall comply with the applicable subsections of Sections 400.310(n) and (o).*
- 10) **Alarms in Common Areas.** *A permanent audible and visual warning system complying with Section 400.310(s)(2) through (4) shall be provided in all public use and common use areas of lodging buildings.*

h) **Business and Mercantile**

The design of all areas used for business transactions with the public shall comply with *Section 400.310 and the following requirements:* (ADAAG 7.1)

1) Sales and Service Counters, Teller Windows, Information Counters

- A) 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 34 in. (865 mm) above the finish floor. It shall be on an accessible route complying with *Section 400.310(a)*. The accessible counters must be dispersed throughout the building or facility. (*For the treatment of service counters in alterations, see Section 400.510(e)(6).*)
- B) 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. (865 mm) in length shall be provided with a maximum height of 34 in. (865 mm); or
 - ii) an auxiliary counter with a maximum height of 34 in. (865 mm) in close proximity to the main counter shall be provided.

All accessible sales and service counters shall be on an accessible route complying with Section 400.310(a).

- C) Assistive Listening Devices (Reserved). (ADAAG 7.2)

2) Check-out Aisles.

- A) 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
9-15	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. (*For alterations, see Section 400.510(e)(7).*)

- B) Clear aisle for accessible check-out aisles shall comply with *Section 400.220(a)* 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.
 - C) Signage identifying accessible check-out aisles shall comply with *Section 400.310(u)(6)(A)* 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. (ADAAG 7.3)
- 3) **Security Bollards.** Any device used to prevent the removal of shopping carts from store premises shall not prevent access or egress to *environmentally limited persons*. An alternate entry that is equally convenient to that provided for the ambulatory population is acceptable. (ADAAG 7.4)
 - 4) **Shelves and Display Units.** *Shelves or display units allowing self-service by customers shall be located on an accessible route complying with 400.310(a). Requirements for accessible reach range do not apply.*
 - 5) **Exemption.** *Product storage areas need not be accessible.*
- i) **Museums and Exhibition Areas**
 - 1) *In museums and exhibition areas, every level with displays open to public viewing shall be accessible and shall comply with Section 400.310(a) and (b).*
 - 2) *Displays shall be designed so that they shall be able to be viewed by seated persons and are accessible to persons in wheelchairs.*
 - 3) *In state-owned facilities, audible and visual interpretive information shall be provided for persons with auditory or visual impairments.*
 - j) **Public Facilities Which Primarily Serve Children**

The following dimensions and accessories may be adjusted to suit the age of children to be accommodated in the facility.

- 1) *Water closets (suggested height - 15 in. (380 mm)).*
- 2) *Toilet stall grab bars (suggested height - 10 in. (255 mm) above the seat) 36 in. (915 mm) long, extended 18 in. (455 mm) beyond the front edge of the water closet to support a 150 lb. load.*
- 3) *Lavatory (suggested height - 29 in. (735 mm) from the floor to bottom of apron).*
- 4) *Controls, receptacles, and dispensers (suggested height - 40 in. (1015 mm) above the finished floor).*
- 5) *Supplemental handrails (suggested height - 2'0" from center of bar to floor surface). (Note that this does not supersede other Code requirements for guard and handrails at proper heights.)*
- 6) *Drinking fountain spouts (suggested height - 2'6" above finished floor).*

k) Recreational Facilities

- 1) *Parking lots, toilets, showers, cabins, campsites, concession stands, craft areas, boat docks and other communal areas shall be accessible and be on an accessible route.*
- 2) *Five % or at least two, whichever is the greater, of all camping sites at a facility shall be accessible to people who use wheelchairs by having an accessible parking space and walk which leads to the campsites, restrooms, and fire-pits, where provided. Trails over steep or difficult terrain need not be accessible.*
- 3) *Swimming pools, beaches, zoos, botanical gardens, amusement parks, fairgrounds, bowling alleys, playgrounds, sports facilities, marinas and other recreational facilities shall be accessible. Where provided, all allied facilities, such as parking, horizontal and vertical circulation, entrances, toilet facilities, changing and shower facilities shall meet the specific requirements of this Code.*

l) Restaurants and Cafeterias

- 1) **General.** Except as specified or modified in this Section, restaurants and cafeterias shall comply with the requirements of *Section 400.310(a)* through (w). Where fixed tables (or dining counters where food is consumed but there is no service) are provided, at least five %, but not fewer than one, of the fixed tables (or a portion of the dining counter) shall be accessible and shall comply with *Section 400.310(w)(2)* through (4). *An accessible route shall lead to and through such fixed or built-in seating areas or tables.* 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 construction, and where practicable in alterations, accessible fixed tables (or counters) shall be distributed throughout the space or facility. (ADAAG 5.1).
- 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 *Section 400.310(w)* or service shall be available at accessible tables within the same area. (ADAAG 5.2)

- 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. (ADAAG 5.3)
 - 4) **Dining Areas.** In new construction, all dining areas, including raised or sunken dining areas, loggias, and outdoor seating areas, shall be accessible. In non-elevator buildings, an accessible means of vertical access to the mezzanine is not required under the following conditions:
 - A) The area of mezzanine seating measures no more than 33% of the total accessible seating area;
 - B) The same services and decor are provided in an accessible space usable by the general public; and
 - C) The accessible areas are not restricted to use by people with disabilities. (ADAAG 5.4)
 - 5) **Food Services 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 Illustration B, Fig. 53). If self-service shelves are provided, at least 50% of each type must be within the reach ranges specified in *Section 400.220(e) and (f)*. (ADAAG 5.5)
 - 6) **Tableware and Condiment Areas.** Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall be installed to comply with *Section 400.220* (see Illustration B, Fig. 54). (ADAAG 5.6)
 - 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 *Section 400.310(e) or (h)*. Open edges of a raised platform shall be protected by placement of tables or by a curb. (ADAAG 5.7)
 - 8) **Vending Machines and Other Equipment.** Spaces for vending machines and other equipment shall comply with *Section 400.220* and shall be located on an accessible route. (ADAAG 5.8)
- m) **Temporary Buildings and Facilities**

All temporary buildings, facilities, accessible routes and building elements shall comply with the applicable accessibility requirements of this Code, unless specifically exempted in Section 400.330. In no case shall a temporary building or facility cause an existing building or facility to be further from compliance with this Code than it was prior to the erection of the temporary building, facility, accessible route, or building element.

n) Tenant Work

- 1) *Tenant finishing work (including, but not limited to, partitions, doors, and officescapes) which is first constructed within any space of a building shall be considered as new construction within this Code, and shall comply with all requirements of this Code for new construction, including the principal entrance to the tenant space.*
- 2) *Tenant finishing work which is constructed subsequent to the first tenant remodeling of a building shall be considered alterations within this Code and shall comply with requirements of this Code for alterations. The area of required compliance shall include the principal entrance to the tenant space.*

o) Transportation Terminals/Stations and Shopping Malls

- 1) *All public facilities which are used for transportation terminals, stations and shopping malls shall have a visual information source which shall be located immediately adjacent to principal entrance(s) of transportation terminals/stations and shopping malls to give visual directions or information to environmentally limited persons. Such visual information source shall be one or both of the following:*
 - A) *A floor plan of the building, with viewer's position marked and properly oriented, showing vehicle embarkation and disembarkation points, entrances and exits, ticket counters, public lockers, telephones, and public toilet rooms;*
 - B) *Printed and graphic information, complying with Section 400.310(u), with tactile characters and symbols.*
- 2) *Provide for installation of a Telecommunication Device for the Deaf (TDD) at all major public transportation sites as required by the Telecommunication Devices for the Deaf Act [410 ILCS 55].*

p) Detention and Correctional Facilities

Individual inmate housing units of detention and correctional facilities owned by the State of Illinois or a governmental unit, at a rate of 3% or at least 1, whichever is greater, shall be accessible in accordance with this Code.

Section 400.330 Exemptions

- a) *The following buildings or parts of buildings are exempted from applicability of the minimum requirements for new construction:*

1) **Types of Housing**

- A) *Privately owned single and two-family residences and any sheds, storage buildings, or garages incidental thereto.*
- B) *Privately owned apartment buildings which are not herein classified as multi-story housing units.*
- C) *Individual dwelling units in privately owned multi-story housing units, except as required to be adaptable or accessible as defined herein.*
- D) *Housing, owned or financed by a governmental unit, consisting of fewer than five dwelling units located on an individual site, and any sheds, storage buildings, or garages incidental thereto.*

2) **Elevators**

Exemptions. The following areas do not have to be served by accessible passenger elevators:

- A) The basement or second floor or mezzanine space of privately owned public facilities, subject to all of the following:
- i) The basement functional space, second story space, or mezzanine space are each limited to 1000 net square feet or less. See definition of "functional space" (Section 400.320(b)(52)) of this Part.
- ii) The exempt area must consist of the following type of space:
- a. the second story of a two-story building without a basement; or

- b. the mezzanine of a one-story building without a basement; or
 - c. the second story of a two-story building with a basement with less than 50% functional space; or
 - d. the mezzanine of a one-story building with a basement with less than 50% functional space; or
 - e. a basement with 50% or more functional space in a one-story building.
- iii) For mezzanines, see also Section 400.320(1)(4) of this Part.
 - iv) The exemption does not apply to areas of visitor usage or common employee usage such as locker areas, toilet facilities or lunchrooms, if these facilities are the only ones in the building.
 - v) The exemption also does not apply to a shopping center, shopping mall, or the professional office of a health care provider. (ADAAG 4.1.3(5))
- B) Temporary raised platforms; seating tiers; theater rows; stadium rows; and auditorium rows utilizing fixed seating, provided that they comply with Section 400.320(a)(1) of this Part, and further provided that the same functions and services are available on an accessible level of the space. Elevators do not have to be provided to all levels of a multi-level platform.
 - C) Areas served by ramps that conform to Section 400.310(e) of this Part.
 - D) Areas permitted to be served by platform lifts pursuant to and in conformance with Section 400.310(h) of this Part.

The elevator exemption in this subsection (a)(2) does not obviate or limit in any way the obligation to comply with the other accessibility requirements established in this Section.

3) **Employee Work Areas**

Areas that are used only by employees as work areas shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the areas. Areas used only as work areas are not required to be constructed to permit maneuvering within the work area or to be constructed or equipped (i.e., with racks or shelves) to be accessible. (ADAAG 4.1.1(3))

4) **Temporary Structures**

Temporary buildings, structures, sites and equipment directly associated with the actual process of major construction, such as scaffolding, bridging, rigging, materials hoists or construction trailers are exempt. Temporary safe pedestrian passageways around a construction site are not exempt. (ADAAG 4.1.1(4))

b) **General Exceptions**

Accessibility is not required for:

- 1) observation galleries used primarily for security purposes; or
- 2) 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. (ADAAG 4.1.1(5)(b))

c) **Structurally Impracticable**

Full compliance with the requirements for new construction is not required in those rare circumstances when the unique characteristics of terrain prevent the incorporation of all required accessibility features. If full compliance is structurally impracticable, compliance shall be provided insofar as possible. Compliance with all other accessibility requirements, in any other portion of the building or facility to the extent that it is not structurally impracticable, is required. (Adapted from: ADAAG 4.1.1(5)(a))

SUBPART D: MULTI-STORY HOUSING, NEW CONSTRUCTION***Section 400.350 Multi-Story Housing, New Construction***

NOTE: New construction of multi-unit housing may also be subject to federal law, which has different accessibility requirements. See Fair Housing Amendments Act, 42 U.S.C. §3601 et seq.

- a) *All common use and public use spaces on all floors (levels) shall be accessible utilizing subsections of Section 400.310 as required to ensure accessibility. Entrance doors to all individual dwelling units shall comply with Section 400.310(j).*
- b) *All site improvements shall be accessible, including an accessible route from the public sidewalk, public transportation facilities and/or parking, if provided, to and through an accessible entrance.*
- c) *A permanent audible and visual emergency warning system complying with Section 400.310(s) shall be provided in all public use and common use areas. Permanent or portable audible and visual emergency warning systems shall be installed in all adaptable units on an as-needed basis at the request of an environmentally limited occupant. If a permanent system is provided, the visual emergency warning system shall be arranged so the flashing light beam is visible in all rooms of the dwelling unit.*
- d) *The owner shall provide 20%, or at least one, whichever is greater, of the dwelling units as adaptable. Either the accessible or adaptable dwelling units shall be distributed throughout the building to provide a variety of sizes and locations.*
- e) *Adaptable Dwelling Units*
 - 1) *Adaptable dwelling units shall be designed and constructed so they may, upon application by initial occupant, be converted to accessible units, with a minimum of structural changes, to meet the needs of different types of environmentally limited persons and to comply with Section 400.360. Costs of conversion for the initial environmentally limited person shall be borne by the owner; subsequent conversion costs shall be paid by the occupant.*

- 2) *An accessible route complying with Section 400.310(a) shall be provided into and within all adaptable dwelling units to all rooms and spaces and shall provide maneuvering space at doors as required by Section 400.310(j)(5).*
- 3) *An accessible route conforming with Section 400.310(a) shall be provided into and within all private patios, terraces, balconies, carports and garages designated for use by adaptable dwelling units.*
- 4) *Bathrooms in adaptable dwelling units shall comply with the space requirements of Section 400.360(c). Bathrooms shall be designed to allow, when converted to accessible units, for the installation of grab bars, water closets, toilet paper dispensers, mirrors, medicine cabinets, under-lavatory cabinets, in-tub or head-end bathtub seats, faucets, controls, pipe insulation, shower seats, and shower spray units without structural changes to the walls, floors or ceilings.*
- 5) *Kitchen appliances and laundry facilities, if provided in adaptable dwelling units shall comply with Section 400.360(d) and (e).*
- 6) *Personal storage included in the initial construction of adaptable dwelling units shall comply with Section 400.310(p).*
- 7) *Dwelling units consisting of two stories are exempt from requirements for adaptability, as defined herein, if the required proportion of adaptable units, as stipulated in the Environmental Barriers Act, is met by other types of units distributed throughout the building; or, if accessibility to the second floor can be provided by the owner by the installation of a residential elevator or stairway chairlift complying with ASME A17.1-1996 when appropriate and approved by administrative authorities.*

Section 400.360 Requirements for Adaptable Dwelling Units

NOTE: The illustrations and text of ANSI A-117.1-1986 are reproduced with permission from the American National Standards Institute.

a) General

Adaptable dwelling units shall comply with the requirements of this Section.

b) Adaptability

Subsections (c) and (d) specify a range of heights and clearances within which certain fixtures may be installed (for example, grab bars at bathtubs and toilets, and work surfaces and sink heights in kitchens). In the case of grab bars, provision can be made for later installation within the specified height range, as requested by the occupant of the dwelling unit. Other fixtures may be permanently installed at a height within these ranges, or the fixtures may be adjustable within the ranges. A unit in which fixtures may be added or adjusted in height is an adaptable unit. Both adaptable units and units in which fixtures are permanently installed within the heights specified in this Section are accessible dwelling units.

c) Bathrooms

Accessible bathrooms shall be on an accessible route and shall comply with the following requirements.

- 1) Doors. Doors may swing into the clear floor space required for any fixtures only when the bathroom provides sufficient maneuvering space (see Illustration B, Fig. 3) within the bathroom for a person using a wheelchair to enter and close the door, use the fixtures, reopen the door, and exit.*
- 2) Water Closets*
 - A) Clear floor space at the water closet shall be as shown in Illustration B, Fig. 28. The water closet may be located with the clear area at either the right or left side of the toilet.*

- B) *The height of the water closet shall be at least 15 in. (380 mm) and no more than 19 in. (485 mm) measured to the top of the toilet seat.*
- C) *Grab bars shall be installed as shown in Illustration B, Fig. 29 and shall comply with Section 400.310(q), or structural reinforcement or other provisions shall be made that will allow installation of grab bars in the locations shown.*
- D) *The toilet paper dispenser shall be installed within reach as shown in Illustration B, Fig. 29, at a maximum distance of 36 in. (915 mm) from the face of the wall behind the water closet.*

3) Lavatory, Mirrors, and Medicine Cabinets

- A) *The lavatory and mirrors shall comply with Section 400.310(n)(7).*
- B) *If a cabinet is provided under the lavatory, it shall provide, or shall be removable to provide, the clearances specified in Section 400.310(n)(7)(B).*
- C) *If a medicine cabinet is provided above the lavatory, then the bottom of the medicine cabinet shall be located with a usable shelf no higher than 44 in. (1120 mm) above the floor.*

4) Bathtubs. *If a bathtub is provided, it shall have the following features:*

- A) *Floor Space. Clear floor space at bathtubs shall be as shown in Illustration B, Fig. 33.*
- B) *Seat. An in-tub seat or a seat at the head end of the tub shall be provided as shown in Illustration B, Fig. 33 and 34. The structural strength of seats and their attachments shall comply with Section 400.310(q)(3). Seats shall be mounted securely and shall not slip during use.*
- C) *Grab Bars. Grab bars shall be installed within the range of heights shown in Illustration B, Fig. 34 and shall comply with Section 400.310(q), or structural reinforcement or other provisions shall be made that will allow installations of grab bars meeting these requirements.*

- D) *Controls. Faucets and other controls shall be located as shown in Illustration B, Fig. 34 and shall comply with Section 400.310(r)(4).*
- E) *Shower Unit. A shower spray unit shall be provided with a hose at least 60 in. (1525 mm) long that can be used as a fixed shower head or as a hand-held shower. If an adjustable-height shower head mounted on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars.*
- 5) **Showers.** *If a shower is provided, it shall have the following features:*
- A) *Size and Clearances. Shower stall size and clear floor space shall comply with either Illustration B, Fig. 35(a) or (b). The shower stall in Illustration B, Fig. 35(a) shall be 36 in. by 36 in. (915 mm by 915 mm). The shower stall in Illustration B, Fig. 35(b) will fit into the same space as a standard bathtub, 60 in. (1525 mm) long.*
- B) *Seat. A seat shall be provided in the shower stall in Illustration B, Fig. 35(a) as shown in Illustration B, Fig. 36. The seat shall be 17 in. to 19 in. (430 mm to 485 mm) high measured from the bathroom floor and shall extend the full depth of the stall. The seat shall be on the wall opposite the controls. The structural strength of seats and their attachments shall comply with Section 400.310(q)(3). Seats shall be mounted securely and shall not slip during use.*
- C) *Grab Bars. Grab bars shall be installed within the range of heights shown in Illustration B, Fig. 37 and shall comply with Section 400.310(q), or structural reinforcement or other provisions shall be made that will allow installation of grab bars meeting these requirements.*
- D) *Controls. Faucets and other controls shall be located as shown in Illustration B, Fig. 37 and shall comply with Section 400.310(r)(4). In the shower stall in Illustration B, Fig. 35(a), all controls, faucets, and the shower unit shall be mounted on the side wall opposite the seat.*
- E) *Shower Unit. A shower spray unit shall be provided with a hose at least 60 in. (1525 mm) long that can be used as a fixed shower head at various heights or as a hand-held shower. If an adjustable-height*

shower head mounted on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars.

6) **Bathtub and Shower Enclosures.** *Enclosures for bathtubs or shower stalls shall not obstruct controls or transfer from wheelchairs onto shower or bathtub seats. Enclosures on bathtubs shall not have tracks mounted on their rims.*

7) **Clear Floor Space.** *Clear floor space at fixtures may overlap.*

d) **Kitchens**

Accessible kitchens and their components shall be on an accessible route and shall comply with the following requirements.

1) **Clearance.** *Where counters provide the knee clearances specified in Section 400.310(n)(7)(B), clearances between those counters and all opposing base cabinets, countertops, appliances, or walls in kitchens shall be 40 in. (1015 mm) minimum, except in U-shaped kitchens, where such clearances shall be 60 in. (1525 mm) minimum.*

2) **Clear Floor Space.** *A clear floor space at least 30 in. by 48 in. (760 mm by 1220 mm) that allows either a forward or a parallel approach by a person in a wheelchair shall be provided at all appliances in the kitchen, including the range or cooktop, oven, refrigerator, freezer, dishwasher, and trash compactor. Laundry equipment located in the kitchen shall comply with subsection (e) of this Section.*

3) **Controls.** *All controls in kitchens shall comply with Section 400.310(r).*

4) **Work Surfaces.** *At least one 30 in. (760 mm) section of counter shall provide a work surface that complies with the following requirements (see Illustration B, Fig. 50):*

A) *The counter shall be adjustable or replaceable as a unit at variable heights between 28 in. and 36 in. (710 mm and 915 mm), measured from the floor to the top of the counter surface, or shall be mounted at a fixed height no greater than 34 in. (865 mm), measured from the floor to the top of the counter surface.*

- B) *Base cabinets, if provided shall be removable under the full 30 in. (760 mm) minimum frontage of the counter. The finished floor shall extend under the counter to the wall.*
 - C) *Counter thickness and supporting structure shall be 2 in. (51 mm) maximum over the required clear area.*
 - D) *A clear floor space of 30 in. by 48 in. (760 mm by 1220 mm) shall allow a forward approach to the counter. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the counter. The knee space shall have a minimum clear width of 30 in. (760 mm).*
 - E) *There shall be no sharp or abrasive surfaces under such counters.*
- 5) **Sink.** *The sink and surrounding counter shall comply with the following requirements (see Illustration B, Fig. 51):*
- A) *The sink and surrounding counter shall be adjustable or replaceable as a unit at variable heights between 28 in. and 36 in. (710 mm and 915 mm), measured from the finished floor to the top of the counter surface or sink rim, or shall be mounted at a fixed height no greater than 34 in. (865 mm), measured from the finished floor to the top of the counter surface or sink rim.*
 - B) *Where sinks are installed to be adjustable in height, rough-in plumbing shall be located to accept connections of supply and drain pipes for sinks mounted at the height of 28 in. (710 mm).*
 - C) *The depth of a sink bowl shall be no greater than 6-1/2 in. (165 mm). Only one bowl of double-bowl or triple-bowl sinks needs to meet this requirement.*
 - D) *Faucets shall comply with Section 400.310(r)(4). Lever-operated or push-type mechanisms are two acceptable designs.*
 - E) *Base cabinets, if provided, shall be removable under the full 30 in. (760 mm) minimum frontage of the sink and surrounding counter. The finished flooring shall extend under the counter to the wall.*

- F) *Counter thickness and supporting structure shall be 2 in. (50 mm) maximum over the required clear space.*
- G) *A clear floor space of 30 in. by 48 in. (760 mm by 1220 mm) shall allow forward approach to the sink. Nineteen inches (485 mm) maximum of the clear floor space may extend underneath the sink. The knee space shall have a minimum clear width of 30 in. (760 mm).*
- H) *There shall be no sharp or abrasive surfaces under sinks. Hot-water pipes and drain pipes under sinks shall be insulated or otherwise covered.*
- 6) **Ranges and Cooktops.** *Ranges and cooktops shall comply with subsections (d)(2) and (d)(3) of this Section. If ovens or cooktops have knee spaces underneath, then they shall be insulated or otherwise protected on the exposed contact surfaces to prevent burns, abrasions, or electrical shock. The clear floor space may overlap the knee space, if provided, by 19 in. (485 mm) maximum. The location of controls for ranges and cooktops shall not require reaching across burners.*
- 7) **Ovens.** *Ovens shall comply with subsections (d)(2) and (d)(3) of this Section. Ovens shall be of the self-cleaning type or be located adjacent to an adjustable height counter with knee space below (see Illustration B, Fig. 52). For side-opening ovens, the door latch side shall be next to the open counter space, and there shall be a pull-out shelf under the oven extending the full width of the oven and pulling out not less than 10 in. (255 mm) when fully extended. Ovens shall have controls on front panels; they may be located on either side of the door.*
- 8) **Refrigerator/Freezers.** *Refrigerator/freezers shall comply with subsection (d)(3) of this Section. Provision shall be made for refrigerator/freezers that are:*
- A) *Of the vertical side-by-side refrigerator/freezer type; or*
- B) *Of the over-and-under type and meet the following requirements:*
- i) *Have at least 50% of the freezer space below 54 in. (1370 mm) above the floor.*

- ii) *Have 100% of the refrigerator space and controls below 54 in. (1370 mm).*

Freezers with less than 100 percent of the storage volume within the limits specified in Section 400.220(e) or (f) shall be the self-defrosting type.

- 9) ***Dishwashers.*** *Dishwashers shall comply with subsections (d)(2) and (d)(3) of this Section. Dishwashers shall have all rack space accessible from the front of the machine for loading and unloading dishes.*
- 10) ***Kitchen Storage.*** *Cabinets, drawers, and shelf storage areas shall comply with Section 400.310(p) and shall have the following features:*
 - A) *Maximum height shall be 48 in. (1220 mm) for at least one shelf of all cabinets and storage shelves mounted above work counters (see Illustration B, Fig. 50).*
 - B) *Door pulls or handles for wall cabinets shall be mounted as close to the bottom of cabinet doors as possible. Door pulls or handles for base cabinets shall be mounted as close to the top of cabinet doors as possible.*

e) ***Laundry Facilities***

If laundry equipment is provided within individual accessible dwelling units, or if separate laundry facilities serve one or more accessible dwelling units, they shall meet the following requirements:

- 1) ***Location.*** *Laundry facilities and laundry equipment shall be on an accessible route.*
- 2) ***Washing Machines and Clothes Dryers.*** *Washing machines and clothes dryers in common-use laundry rooms shall be front loading.*
- 3) ***Controls.*** *Laundry equipment shall comply with Section 400.310(r).*

SUBPART E: PUBLIC FACILITIES - ADDITIONS***Section 400.410. Public Facilities, Additions - Minimum Requirements***

All additions to public facilities are considered new construction and are subject to the applicable requirements of Section 400.310 and to the following additional requirements:

a) *All spaces within any addition shall be accessible and provide the minimum elements listed in Section 400.310 to ensure accessibility.*

b) *Entrances*

If a new addition to a public facility does not have an accessible entrance, then at least one entrance to the existing building or facility shall comply with Section 400.310(k).

c) *Accessible Route*

If the only accessible entrance to the new addition is located in the existing building or facility, then at least one accessible route conforming with Section 400.310(a) shall provide access through the existing building or facility to all accessible spaces in the new addition.

d) *Toilet rooms and Bathing Facilities*

1) *Toilet rooms, existing and/or new, shall provide the "Minimum Number of Plumbing Fixtures" required by the Illinois Plumbing Code (77 Ill. Adm. Code 890), including the requirements of the addition.*

2) *If there are no toilet rooms, bathing facilities, or shower rooms in the addition and these facilities are provided in the existing building, then at least one toilet room, one bathing facility, or one shower room for each sex shall conform with Section 400.310(n).*

Section 400.420 Exemptions

Section 400.330 exemptions for new construction are applicable to additions.

SUBPART F: PUBLIC FACILITIES - ALTERATIONS**Section 400.510 Public Facilities, Alterations - Minimum Requirements****a) General**

- 1) Alterations (as defined in Section 400.210(b)(11)) to existing public facilities to which the Environmental Barriers Act and this Code apply shall be accessible as provided in this Section.
- 2) **No alteration shall be undertaken that 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.** (Section 5, EBA) (ADAAG 4.1.6(1)(a))

b) Scope

- 1) All Public Facilities - Alteration Costs 15% or Less. **If the alteration costs 15% or less of the reproduction cost of the public facility, the element or space being altered shall comply with the applicable requirements for new construction** (Section 5, EBA) (see Sections 400.310 and 400.320). (See also subsection (b)(6) of this Section for treatment of alterations to specific categories of public facilities.)
- 2) State Owned Public Facilities - Alteration Costs 15%-50%. **If the alteration is to a public facility owned by the State and the alteration costs more than 15% but less than 50% of the reproduction cost of the public facility, the following shall comply with the applicable requirements for new construction** (Section 5, EBA) (see Sections 400.310 and 400.320):
 - A) **the element or space being altered;**
 - B) **an entrance and a means of egress intended for use by the general public;**
 - C) **all spaces and elements necessary to provide horizontal and vertical accessible routes between an accessible entrance and means of egress and the element or space being altered;**

- D) **at least one accessible toilet room for each sex or a unisex toilet when permitted, if toilets are provided or required** (see subsection (e)(1) of this Section);
 - E) **accessible parking spaces, where parking is provided; and**
 - F) **an accessible route from public sidewalks or from accessible parking spaces, if provided, to an accessible entrance.** (Section 5, EBA).
- 3) All Public Facilities Other Than State-Owned - Alteration Costs 15% to 50% and Less than \$100,000. **If the alteration costs more than 15% but less than 50% of the reproduction cost of the public facility, and less than \$100,000, the following shall comply with the applicable requirements for new construction** (see Sections 400.310 and 400.320):
- A) **the element or space being altered; and**
 - B) **an entrance and a means of egress intended for use by the general public.** (Section 5, EBA).
- 4) All Public Facilities Other Than State-Owned - Alteration Costs 15% to 50% and More than \$100,000. **If the alteration costs more than 15% but less than 50% of the reproduction cost of the public facility, and more than \$100,000, the following shall comply with the applicable requirements for new construction** (see Sections 400.310 and 400.320):
- A) **the element or space being altered;**
 - B) **an entrance and a means of egress intended for use by the general public;**
 - C) **all spaces and elements necessary to provide horizontal and vertical accessible routes between an accessible entrance and means of egress and the element or space being altered. VERTICAL ACCESS EXCEPTION: However, privately owned public facilities are not required to provide vertical access in a building with two levels of occupiable space where the cost of providing such vertical access is more than 20% of the reproduction cost of the public facility;**

- D) **at least one accessible toilet room for each sex or a unisex toilet, when permitted, if toilets are provided or required** (see subsection (e)(1) of this Section);
 - E) **accessible parking spaces, where parking is provided; and**
 - F) **an accessible route from public sidewalks or from the accessible parking spaces, if provided, to an accessible entrance.** (Section 5, EBA).
- 5) All Public Facilities - Alteration Costs 50% or More. **If the alteration costs 50% or more of the reproduction cost of the public facility, the entire public facility shall comply with the applicable requirements for new construction** (see Sections 400.310 and 400.320).
- 6) **Alterations to Specific Categories of Public Facilities.** For religious entities, private clubs, and owner-occupied transient lodging facilities of five units, compliance with the standards adopted by the Capital Development Board is not mandatory if the alteration costs 15% or less of the reproduction cost of the public facility. However, if the cost of the alteration exceeds \$100,000, the element or space being altered must comply with the applicable requirements for new construction (Section 5, EBA) (see Sections 400.310 and 400.320). If the alteration costs more than 15% of the reproduction cost, subsections (b)(3), (4) and (5) above, as applicable, govern.
- c) **Calculation of Reproduction Cost**
- For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.** (Section 5, EBA).
- d) **Housing**
- 1) **Scope.** Alterations to housing that is owned, financed or guaranteed by a governmental unit is subject to the applicable requirements of subsection (b) of this Section. Privately financed alterations to housing are not covered by the Environmental Barriers Act or this Code. NOTE: All housing, including new construction and some alterations may be subject to federal law. See Fair Housing Amendments Act, 42 U.S.C. 3601 et seq.

- 2) Specific Requirements
 - A) Toilet Rooms. With respect to the requirements for toilet rooms at subsections (b)(2)(iv) and (b)(4)(iv) of this Section, *for housing units this requirement is applicable only to toilet rooms provided in public or common use areas.*
 - B) Application of New Construction Requirements. With respect to housing alterations subject to subsection (b)(5) of this Section, *the public and common use areas shall comply with the applicable requirements for new construction and the percentage of dwelling units required to be accessible or adaptable in Section 400.350 shall be provided.*
- e) **Specific Modifications of New Construction Requirements Permitted in Alterations**
 - 1) Toilet Rooms
 - A) Unisex Toilet Rooms. Use of a unisex toilet room is permitted where construction of a single sex toilet room is technically infeasible or where otherwise permitted by the Illinois Plumbing Code, such as where such facilities are provided in addition to the required number of separate sex toilet rooms. Where unisex toilet rooms are provided, the following requirements shall be met:
 - i) At least one unisex toilet room per floor shall be installed in the same area as existing toilet facilities;
 - ii) At least one water closet complying with Section 400.310(n)(5)(B);
 - iii) At least one lavatory complying with Section 400.310(n)(7);
 - iv) A door complying with Section 400.310(n)(3) with a privacy latch; and
 - v) The room itself shall have no stalls and a clear floor space of 60 in. (1525 mm).

- B) Toilet Stalls. In instances of alteration work where provision of a standard stall (Illustration B, Fig. 30(a)) is technically infeasible or where plumbing code requirements prevent combining existing stalls to provide space, either alternate stall (Illustration B, Fig. 30(b)) may be provided in lieu of the standard stall. (ADAAG 4.17.3) See Section 400.310(n)(5)(A)(ii).
 - C) Toilet Rooms. When existing toilet or bathing facilities are being altered and are not made accessible, signage complying with Section 400.310(u)(1) through (6) shall be provided indicating the location of the nearest accessible toilet or bathing facility within the facility. (ADAAG 4.1.6(3)(e)(iii))
- 2) Handrails. *Full extension of stair handrails shall not be required in alterations where such extensions would be hazardous, such as interfering with the operation of an exit door.*
 - 3) Ramps. Curb ramps and *interior or exterior* ramps to be constructed on existing 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*:
 - A) A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 in.
 - B) A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 in. A slope steeper than 1:8 is not allowed. (ADAAG 4.1.6(3)(a))
 - 4) Platform Lifts. (See Section 400.310(h)(1)(D) and (h)(2).)
 - 5) Patient Rooms in Medical Care Facilities. 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 discreet area of an existing medical facility, a percentage of the patient bedrooms that are being added or altered shall comply with *Section 400.320(d)(3)*. The percentage of accessible rooms provided shall be consistent with the percentage of rooms required to be accessible by the applicable requirements of *Section 400.320(d)(1)(A)* through (C) and (E) 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 *Section 400.320(d)(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 *Section 400.320(d)(3)*, unless either:
- i) 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 *Section 400.320(d)(1)(A)* through *(C)* and *(E)* were applied to that department or area; or
 - ii) the number of accessible patient bedrooms in the facility equals the overall number that would be 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 *Section 400.320(d)(4)*. (ADAAG 6.1)
- 6) Service Counters. In alterations where it is technically infeasible to provide an accessible counter, an auxiliary counter meeting the requirements of *Section 400.320(h)(1)(A)* may be provided. (ADAAG 7.2(1))
- 7) Check-Out Aisles. 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. (ADAAG 7.3(1)) (See *Section 400.320(h)(2)*.)
- 8) Restaurants and Cafeterias. In alterations, where practicable, accessible fixed tables (or counters) shall be distributed throughout the space or facility. (ADAAG 5.1)

- 9) *Tenant Work. Tenant finishing work (including, but not limited to partitions, doors, and officescapes) which is constructed subsequent to the first tenant remodeling of a building shall be considered alterations within this Code and shall comply with the requirements of this Section.*
- 10) *Site Improvements and Exterior Facilities:*
- A) *All existing curbs which are part of any reconstruction or alteration shall be provided with accessible curb ramps along the path of travel between all public facilities and/or multi-story housing units.*
 - B) *All walks and sidewalks installed as part of a municipal improvement, or replacement walks or sidewalks within site facilities shall meet the requirements of this Code at Section 400.310(a) and (d).*
 - C) *All changes, improvements, or maintenance of existing parking lots including sealcoating, resurfacing, remarking, fencing, curbs, walks, and/or landscaping shall provide accessible parking spaces in accordance with Section 400.310(c). In addition, there shall be provided curb ramps as necessary to provide an accessible route to an accessible entrance.*
 - D) *If inaccessible elements (such as steps, curbs, ramps) occur along a site access route within the boundary of the site connecting public transportation stops, accessible parking spaces, passenger loading zones, public streets and sidewalks, and an accessible entrance to a public facility or multi-story housing unit, and such elements are to be improved or replaced, the improvement or replacement shall meet requirements of this Code at Section 400.310(a) and (d) and result in an accessible site access route.*

- 11) Accessible Transient Lodging. Alterations to accessible units, sleeping rooms, and suites:
 - A) When sleeping rooms are being altered in an existing facility, or portion thereof, subject to the requirements of Section 400.320(b), at least one sleeping room or suite that complies with the requirements of *Section 400.320(g)(5)* 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 pursuant to *Section 400.320(g)(2)*.
 - B) At least one sleeping room or suite that complies with the requirements of *Section 400.320(g)(6)* 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 Section *400.320(g)(3)*. (ADAAG 9.1.5)
- 12) Doors.
 - A) In alterations, where it is technically infeasible to provide a 32 in. (815 mm) clear opening as required in *Section 400.310(j)(4)*, the latch side stop may project up to a maximum 5/8 in. (16 mm) into the opening width. (Adapted from ADAAG 4.1.6(3)(d)(i))
 - B) Existing thresholds 3/4 in. (19 mm) high or less may remain if such thresholds have or are modified to have a beveled edge on each side. (Adapted from ADAAG 4.1.6(3)(d)(ii))
- 13) Dressing and Fitting 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. (ADAAG 4.1.6(3)(h))
- 14) Elevators
 - A) In alterations where technical infeasibility prohibits strict compliance with *Section 400.310(g)(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. (1220 mm by 1220 mm). (ADAAG 4.1.6(3)(c)(ii))

- B) 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 *Section 400.310(g)*. 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 Illustration B, Fig. 4. (ADAAG 4.1.6(3)(c)(iii))

Section 400.520 Exemptions to the Alterations Requirements

- a) *Existing privately owned multi-story housing units which are altered with private funds. When privately owned multi-story housing units are altered with financing from or guarantees by a governmental unit, the requirements of Section 400.510(d) shall be met.*
- b) *Alterations to all buildings or parts of buildings which are exempted from the minimum requirements for new construction (Section 400.330).*
- c) *Historic preservation work except as applicable under Section 400.610.*
- d) *Parts of buildings which it would be technically infeasible to make conform to the strict requirements of the Code for new construction, with the approval of the administrative authority.*

SUBPART G: HISTORIC PRESERVATION***Section 400.610 Historic Preservation, Scope - Minimum Requirements***

Historic preservation, including historic reconstruction and historic restoration, is the alterations category applied to historic buildings or historically interpreted buildings. Every qualified historic building (as defined in Section 400.210), facility, or site open to the public shall also provide access to environmentally limited persons as required in this Section to afford them the maximum opportunity to experience their cultural heritage consistent with maintaining the historic aspects of the building or site.

a) General

- 1) Alterations to a qualified historic building or facility shall comply with the applicable requirements of this Code, unless it is determined pursuant to subsection (a) (2), below, that such compliance would threaten or destroy the historic significance of the building or facility in which case the alternative requirements for historic buildings, Section 400.620, may be used.
- 2) Where alterations are undertaken to a historic building or facility, 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 Section 400.620 should be used for the element or space being altered, the entity should consult with the Illinois Historic Preservation Agency. If the Illinois Historic Preservation Agency 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 Section 400.620 may be used. The determination that an alteration would threaten or destroy the historic significance of the building or facility shall be based upon the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Alterations not recommended by the Standards shall be considered to threaten or destroy the historic significance of the building or facility. In that case, the alternative requirements as defined in Section 400.620 for alterations to historic buildings may be used.

b) Scope

- 1) **All Historic Buildings - Alteration Costs 15% or Less**
Where the cost of alterations to any historic building, facility or site is 15% or less of the reproduction cost of the public facility the element or space being altered must comply with this Code if the conditions of subsection (a) (2) of this Section are met. Alternative requirements for historic buildings, Section 400.620, may be substituted for the requirements of Section 400.310.
- 2) **Historically Interpreted Buildings - Alteration Costs 15% or More.**
If "historically interpreted buildings" as defined in Section 400.210, which are owned by either a governmental unit or are privately owned, undergo alterations which cost more than 15% of the reproduction cost of the public facility, the following minimum requirements shall be met:
 - A) *An accessible route complying with Section 400.310(a) and (b) shall be provided to one principal level with displays open to the public.*

Exception: Where providing an accessible route would threaten or destroy the historic significance of the building or facility, fully accessible permanent interpretive exhibits which are of equivalent educational and interpretative scope as the non-accessible historic parts of the building or facility shall be provided as near to the non-accessible part of the building or facility as possible.
 - B) *An audible and visual information source shall be provided adjacent to the main entrance to the historic building or facility to give directions and information to persons with disabilities.*
 - C) *Displays and written information shall be located and designed so that they may be seen by seated persons. Exhibits and signage displayed horizontally (e.g., open books) should be no higher than 44 in. (1120 mm) above the floor surface. (ADAAG 4.1.7(e))*
 - D) *At least one accessible toilet room for each sex complying with Section 400.310(n) if toilets are required in the facility or one unisex toilet room, if permitted by the Illinois Plumbing Code, shall be provided as near the site as possible but at least within 200 feet from the main entrance of the building or facility.*

- E) *At least one accessible drinking fountain complying with Section 400.310(l), if drinking fountains are required in the facility, shall be provided as near the site as possible but at least within 200 feet from the main entrance of the building or facility.*
 - F) Accessible parking spaces complying with Section 400.310(c), where parking is provided.
 - G) An accessible route from the accessible parking spaces, if provided, to an accessible entrance.
 - H) *Alternative requirements for historic buildings, Section 400.620, may be substituted for the requirements of Section 400.310.*
- 3) Other Historic Buildings - Alteration Costs 15% or More.

If historic buildings other than "historically interpreted buildings" as defined in Section 400.210, which are owned by either a governmental unit or are privately owned, undergo alterations which cost more than 15% of the reproduction cost of the public facility, the following must comply with this Code:

- A) *The element or space being altered.*
- B) *An entrance and a means of egress intended for use by the general public.*
- C) *Horizontal and vertical accessible routes between an entrance or means of egress and the parts being altered.*
- D) *At least one accessible toilet room for each sex complying with Section 400.310(n) if toilets are required in the facility or one unisex toilet room, if permitted by the Illinois Plumbing Code.*
- E) *Accessible parking spaces complying with Section 400.310(c), where parking is provided.*
- F) *An accessible route from the accessible parking spaces, if provided, to an accessible entrance.*

- G) Alternative requirements as defined in Section 400.620 *may be substituted for the requirements* of Section 400.310 where deemed necessary by the Illinois Historic Preservation Agency.

4) Specific Provisions.

The following provisions shall also apply to alterations to *historic* buildings:

- A) *Full extension of stair handrails shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.*
- B) *If safety door edge is provided in existing automatic elevators, then the automatic door protective and reopening devices as required in Section 400.310(g)(6) may be omitted.*
- C) *Where existing shaft or structural elements prohibit strict compliance with the minimum dimensions of the elevator cars as required in Section 400.310(g)(9), then the minimum floor area dimensions may be reduced to no less than 48 in. by 48 in. (1220 mm by 1220 mm).*
- D) *In alterations to historic buildings where it is technically infeasible to disperse seating throughout an assembly area, the seating may be located in collected areas. Seating shall adjoin an accessible route which also serves as a means of emergency egress.*

c) *Calculation of Reproduction Cost*

For the purpose of calculating percentages of reproduction cost, the cost of alterations shall be construed as the total actual combined cost of all alterations made within any period of 30 months.

Section 400.620 Alternative Requirements for Historic Buildings

The following alternative requirements may be substituted for the requirements of Section 400.310 when a historic building undergoes alterations:

- a) *Changes of level may be accommodated by ramps having the following maximum slopes:*
 - 1) A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 in.
 - 2) A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 in. (ADAAG 4.1.6(3)(a))
 - 3) A slope between 1:6 and 1:8 is allowed for a maximum rise of 2 in.
 - 4) *Where access to any space in a historic building will be limited to controlled groups with assigned tour guides, changes in level as provided in this subsection (a)(1) may be accommodated by means of a detachable ramp.*

- b) *Where access to any space in a historic building will be limited to controlled groups with assigned tour guides, requirements of the following Sections are waived for that space:*
 - 1) *Section 400.310(j), Doors, except minimum widths as noted in subsection (a)(5) below, and threshold heights;*
 - 2) *Section 400.310(p), Storage;*
 - 3) *Section 400.310(r), Controls and Operating Mechanisms, where not intended to be operated by the general public;*
 - 4) *Section 400.310(t), Detectable Warnings; and*
 - 5) *Section 400.310(u), Signage.*

- c) *Where access to any space in a historic building will be limited to controlled groups with assigned tour guides, or where a full-time door attendant or concierge is provided at the door within visual and audible communication range, there are no special requirements for door hardware or operation.*

- d) Door hardware. The addition of adapter lever handles that retain the existing hardware will be considered to meet the Secretary of the Interior's Standards as they do not result in the removal of any historic features from the structure.
- e) *Minimum clear door opening width for a single door or the single active leaf of a pair of doors shall* meet the requirements of Section 400.310(j)(4). When the alteration of an existing historic door does not meet the Secretary of the Interior's Standards, a lesser dimension may be considered to be accessible if it provides the highest level of access within the limited dimensions available. (ADAAG 4.13.5) Examples of acceptable methods of providing improved access while maintaining the historic door include:
- 1) Maintain the door opening area free of any obstructions so that the clear opening can be measured with the door in a 180 degree position rather than the 90 degree position.
 - 2) Reverse the swing of the door.
 - 3) Remove or alter the side door stop(s).
 - 4) Replace the existing hinges with offset hinges.
- Example: The main entrance door on a 19th century structure used as a house museum is entered from a porch that is otherwise accessible, but the door is only 30 in. wide. Because the door, associated transom and surrounding trim are all significant features of the building, altering the opening and replacing the door does not meet the Secretary of the Interior's Standards. The installation of off-set hinges and the replacement of the door stops creates a clear opening of 29-1/2 in., but otherwise retains all of the historic features of the house. In these circumstances, the modified front entry door would be considered to be accessible.
- f) For paired doors where an individual leaf does not provide the minimum clear opening, the following options provide improved access:
- 1) Activating the second leaf; or
 - 2) Adding a power operator that activates both leaves.

- g) If it is determined that no entrance used by the public can comply with *Section 400.310(k)* without threatening or destroying the historic character of the building or facility, 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. (ADAAG 4.1.7(3)(B) Exception)
- h) 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 *Section 400.310(a)* whenever practical, and where such access would not threaten or destroy the historic character of the building or facility. [ADAAG 4.1.7(3)(d)].
- i) *Where the historic aspects of the building or facility would be destroyed, or so greatly altered as to have an adverse effect on a historic stair, the requirements of Section 400.310(f) are waived.*

Section 400.630 Exemptions for Historic Preservation

- a) *All buildings or parts of buildings exempted from applicability of the minimum requirements for new construction.*
- b) *All buildings or parts of buildings exempted from applicability of the minimum requirements for alterations.*
- c) *Existing privately owned multi-story housing units.*
- d) *Parts of the building that it would be technically infeasible to make conform to the strict requirements of the Code for new construction.*

**SUBPART H: STANDARDS FOR GOVERNMENT LEASING, RENTING
OR USE OF PUBLIC FACILITIES**

Section 400.710* *Standards for Government Leasing, Renting or Use of Public Facilities

Section 5 of the EBA states that *no governmental unit may enter into a new or renewal agreement to lease, rent, or use, in whole or in part, any public facility which does not comply with this Code. Any governmental unit which, on the effective date of the EBA, is leasing, renting or using, in whole or in part, any public facility which does not comply with this Code shall make all reasonable efforts to terminate such lease, rental or use by January 1, 1990.*

Section 400.APPENDIX A GRAPHIC CONVENTIONS AND FIGURES

Section 400.ILLUSTRATION A Graphic Conventions

(Illustration A is listed as Table 1 on the Figures in Buildings and Facilities Guidelines)

Section 400.ILLUSTRATION B Graphic Figures

Graphic illustrations are shown in Figures 1 through 13, 15 through 46, and 50 through 57 (Figures 14, 47, 48 and 49: reserved). Dimensions that are not marked minimum or maximum are absolute, unless otherwise indicated in the text or captions. All dimensions are subject to conventional building industry tolerances for field conditions.

(All figures may be accessed directly through <http://www.access-board.gov/bfdg/adfig.html> except 40, 41, 42, 50, 51 and 52 which may be downloaded from CDB's figure page.)

Section 400.Illustration B, Figures 4-5

Section 400.Illustration B, Figures 6-7

Section 400.Illustration B, Figures 8-8(b)

Section 400.Illustration B, Figures 8(c)-8(d)

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Section 400.Illustration B, Figures 9-10

Section 400.Illustration B, Figures 11-13

Section 400.Illustration B, Figure 15

Section 400.Illustration B, Figures 16-17

Section 400.Illustration B, Figures 18-19

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Section 400.Illustration B, Figure 22

Section 400.Illustration B, Figure 23

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Section 400.Illustration B, Figures 28-29

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Section 400.Illustration B, Figures 41-42

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Section 400.Illustration B, Figure 50

Section 400.Illustration B, Figures 51-52

Section 400.Illustration B, Figures 53-56

Section 400.Illustration B, Figure 57

Section 400.ILLUSTRATION C "Parking" Sign

Section 400.ILLUSTRATION D "\$100 Fine" Sign

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APPENDIX B

**CHAPTER 410
PUBLIC HEALTH**

ACT 25. ENVIRONMENTAL BARRIERS ACT

Section

- 25/1. Short Title
- 25/2. Statement of Findings and Purpose
- 25/3. Definitions
- 25/4. Standards
- 25/5. Scope
- 25/6. Civil Enforcement
- 25/7. Penalties
- 25/8. Local Standards

25/1. Short Title

Section 1. Short Title. This Act shall be known and may be cited as the Environmental Barriers Act.

P.A. 84-948, Section 1, eff. Sept. 25, 1985.

Title of Act:

An Act concerning environmental barriers in public facilities and multi-story housing units and to amend and repeal certain Acts therein named.

P.A. 84-948, approved and eff. Sept. 25, 1985.

25/2. Statement of Findings and Purpose

Section 2. Statement of Findings and Purpose. The General Assembly finds that:

(a) Public facilities and multi-story housing units which contain environmental barriers create a serious threat to the safety and welfare of all members of society both in normal conditions and in the event of fire, panic and other emergency.

(b) Environmentally limited persons are often denied access to and use of public facilities and multi-story housing units due to environmental barriers which prevent them from exercising many of their rights and privileges as citizens.

(c) The integration of environmentally limited persons into the mainstream of society furthers the goals and policies of this State to assure the right of all persons to live and work as independently as possible and to participate in the life of the community as fully as possible.

Therefore, eliminating environmental barriers is an object of serious public concern. This Act shall be liberally construed toward that end.

P.A. 84-948, Section 2, eff. Sept. 25, 1985.

25/3. Definitions

Section 3. Definitions. As used in this Act:

"Accessibility standards" or "standards" means those standards, known as the Illinois Accessibility Code, adopted by the Capital Development Board pursuant to Section 4.

"Adaptable dwelling unit" means a dwelling unit constructed and equipped so it can be converted with minimal structural change for use by persons with different types and degrees of environmental limitation.

"Addition" means an expansion, extension, or increase in the gross floor area of a public facility or multi-story housing unit.

"Alteration" means any modification or renovation that affects or could affect the usability of the building or facility or part of the building or facility. "Alteration" includes, but is not limited to remodeling, renovation, rehabilitation, reconstruction, historic preservation, historic reconstruction, historic restoration, changes or rearrangement of the structural parts or elements, extraordinary repairs, plumbing fixture changes, and changes or rearrangements in the plan configuration of walls and full-height partitions. The following work is not considered to be an alteration unless it affects the usability of the building or facility: normal maintenance, reroofing, interior or exterior redecoration, changes to mechanical and electrical systems, replacement of plumbing, piping, or valves, asbestos removal, or installation of fire sprinkler systems.

"Built environment" means those parts of the physical environment which are designed, constructed or altered by people, including all public facilities and multi-story housing units.

"Common areas" means areas which are held out for use by all tenants and owners in public facilities and multi-story housing units including, but not limited to, lobbies, elevators, hallways, laundry rooms, swimming pools, storage rooms, recreation areas, parking garages, building offices, conference rooms, patios, restrooms, telephones, drinking fountains, restaurants, cafeterias, delicatessens, and stores.

"Construction" means any erection, building, installation or reconstruction. Additions shall be deemed construction for purposes of this Act.

"Dwelling unit" means a single unit of residence which provides a kitchen or food preparation area, in addition to rooms and spaces for living, bathing, sleeping, and the like. Dwelling units are found in such housing types as townhouses and apartment buildings.

"Element" means an architectural or mechanical (including electrical and plumbing) component of a building, facility, space, or site, including but not limited to a telephone, curb ramp, door, drinking fountain, seating, or water closet.

"Entrance" means any access point to a building or portion of a building or facility or multi-story housing unit 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, and the entry door or doors or gate or gates.

"Environmental barrier" means an element or space of the built environment which limits accessibility to or use of the built environment by environmentally limited persons.

"Environmentally limited person" means a person with a disability or condition who is restricted in the use of the built environment.

"Governmental unit" means the State or any political subdivision thereof, including but not limited to any county, town, township, city, village, municipality, municipal corporation, school district or other special purpose district.

"Means of egress" means a continuous and unobstructed path of travel from any point in a building or structure to a public way, consisting of 3 separate and distinct parts: the exit access, the exit, and the exit discharge. A means of egress comprises vertical and horizontal means of travel and includes intervening room spaces, doors, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, escalators, horizontal exits, courts, and yards.

"Multi-story housing unit" means any building of 4 or more stories containing 10 or more dwelling units, constructed to be held out for sale or lease by any person to the public.

"Occupiable" means 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 that is equipped with means of egress, light, and ventilation.

"Owner" means the person contracting for the construction or alteration. That person may be the owner of the real property or existing facility or may be a tenant of the real property or existing facility.

"Person" means one or more individuals, partnerships, associations, unincorporated organizations, corporations, cooperatives, legal representatives, trustees, receivers, agents, any group of persons or any governmental unit.

"Planning" means the preparation of architectural or engineering designs or plans, technical or other specifications, landscaping plans or other preconstruction plans or specifications.

"Public facility" means:

- (1) any building, structure, or site improvement which is:
 - (i) owned by or on behalf of a governmental unit,
 - (ii) leased, rented or used, in whole or in part, by a governmental unit, or
 - (iii) financed, in whole or in part, by a grant or a loan made or guaranteed by a governmental unit; or
- (2) any building, structure, or site improvement used or held out for use or intended for use by the public or by employees for one or more of, but not limited to, the following:
 - (i) the purpose of gathering, recreation, transient lodging, education, employment, institutional care, or the purchase, rental, sale or acquisition of any goods, personal property or services;
 - (ii) places of public display or collection;
 - (iii) social service establishments; and
 - (iv) stations used for specified public transportation.

"Public" means any group of people who are users of the building and employees of the building excluding those people who are employed by the owner of a building for construction or alteration of a building.

"Reproduction cost" means the estimated cost of constructing a new building, structure, or site improvement of like size, design and materials at the site of the original building, structure, or site improvement, assuming such site is clear. The reproduction cost shall be determined by using the recognized standards of an authoritative technical organization.

"Site improvements" means landscaping, pedestrian and vehicular pathways, steps, ramps, curb ramps, parking lots, outdoor lighting, recreational facilities, and the like, added to a site.

"Space" means a definable area, such as a toilet room, corridor, assembly area, entrance, storage room, alcove, courtyard, or lobby.

"State" means the State of Illinois and any instrumentality or agency thereof.

"Transient lodging" means a building or facility or portion of a building or facility, excluding inpatient medical care facilities and owner-occupied buildings of 4 or fewer lodging units.

"Transient lodging" may include, but is not limited to, resorts, group homes, hotels and motels, including cabins and other detached units, and dormitories.

P.A. 84-948, Section 3, eff. Sept. 25, 1985. Amended by P.A. 89-539, Section 5, eff. July 19, 1996.

25/4. Standards

Section 4. Standards. The Capital Development Board shall adopt and publish accessibility standards. Accessibility standards for public facilities shall dictate minimum design, construction and alteration requirements to facilitate access to and use of the public facility by environmentally limited persons. Accessibility standards for multi-story housing units shall dictate minimum design and construction requirements to facilitate access to and use of the common areas by environmentally limited persons and create a number of adaptable dwelling units in accordance with Section 5¹. With respect to areas within public facilities or multi-story housing units which areas are restricted to use by the employees of businesses or concerns occupying such restricted areas, the Capital Development Board shall promulgate standards designed to ensure that such areas will be accessible to those environmentally limited persons who can reasonably be expected to perform the duties of a job therein.

The standards shall be adopted and revised in accordance with the Illinois Administrative Procedure Act.²

The Capital Development Board may issue written interpretation of the standards adopted under Section 4 of the Act. The Capital Development Board shall issue an interpretation within 30 calendar days of receipt of a request by certified mail unless a longer period is agreed to by the parties. Interpretations issued under this Section are project specific and do not constitute precedent for future or difference circumstances.

P.A. 84-948, Section 4, eff. Sept. 25, 1985. Amended by P.A. 87-393, Section 1, eff. Sept. 10, 1991.

¹410 ILCS 25/5

²5 ILCS 100/1-1 et seq.

25/5. Scope

Section 5. Scope.

(a) The standards adopted by the Capital Development Board shall apply to:

(1) Public Facilities; New Construction. Any new public facility or portion thereof, the construction of which is begun after the effective date of this Act. However, any new public facility (i) for which a specific contract for the planning has been awarded prior to the effective date of this Act and (ii) construction of which is begun within 12 months of the effective date of this Act shall be exempt from compliance with the standards adopted pursuant to this Act insofar as those standards vary from standards in the Illinois Accessibility Code.

(2) Multi-Story Housing Units; New Construction. Any new multi-story housing unit or portion thereof, the construction of which is begun after the effective date of this Act. However, any new multi-story housing unit (i) for which a specific contract for the planning has been awarded prior to the effective date of this Act and (ii) construction of which is begun within 12 months of the effective date of this Act shall be exempt from compliance with the standards adopted pursuant to this Act insofar as those standards vary from standards in the Illinois Accessibility Code. Provided, however, that if the common areas comply with the standards, if 20% of the dwelling units

are adaptable and if the adaptable dwelling units include dwelling units of various sizes and locations within the multi-story housing unit, then the entire multi-story housing unit shall be deemed to comply with the standards.

(b) Alterations. Any alteration to a public facility shall provide accessibility as follows:

(1) Alterations Generally. No alteration shall be undertaken that 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.

(2) If the alteration costs 15% or less of the reproduction cost of the public facility, the element or space being altered shall comply with the applicable requirements for new construction.

(3) State Owned Public Facilities. If the alteration is to a public facility owned by the State and the alteration costs more than 15% but less than 50% of the reproduction cost of the public facility, the following shall comply with the applicable requirements for new construction:

- (i) the element or space being altered,
- (ii) an entrance and a means of egress intended for use by the general public,
- (iii) all spaces and elements necessary to provide horizontal and vertical accessible routes between an accessible means entrance and means of egress and the element or space being altered,
- (iv) at least one accessible toilet room for each sex or a unisex toilet when permitted, if toilets are provided or required,
- (v) accessible parking spaces, where parking is provided, and
- (vi) an accessible route from public sidewalks or from accessible parking spaces, if provided, to an accessible entrance.

(4) All Other Public Facilities. If the alteration costs more than 15% but less than 50% of the reproduction cost of the public facility, and less than \$100,000, the following shall comply with the applicable requirements for new construction:

- (i) the element or space being altered, and
- (ii) an entrance and a means of egress intended for use by the general public.

(5) If the alteration costs more than 15% but less than 50% of the reproduction cost of the public facility, and more than \$100,000, the following shall comply with the applicable requirements for new construction:

- (i) the element or space being altered,
- (ii) an entrance and a means of egress intended for use by the general public,
- (iii) all spaces and elements necessary to provide horizontal and vertical accessible routes between an accessible entrance and means of egress and the element or space being altered; however, privately owned public facilities are not required to provide vertical access in a building with 2 levels of occupiable space where the cost of providing such vertical access is more than 20% of the reproduction cost of the public facility,
- (iv) at least one accessible toilet room for each sex or a unisex toilet when permitted, if toilets are provided or required,
- (v) accessible parking spaces, where parking is provided, and

(vi) an accessible route from public sidewalks or from the accessible parking spaces, if provided, to an accessible entrance.

(6) If the alteration costs 50% or more of the reproduction cost of the public facility, the entire public facility shall comply with the applicable requirements for new construction.

(c) Alterations to Specific Categories of Public Facilities. For religious entities, private clubs, and owner-occupied transient lodging facilities of 5 units, compliance with the standards adopted by the Capital Development Board is not mandatory if the alteration costs 15% or less of the reproduction cost of the public facility. However, if the cost of the alteration exceeds \$100,000, the element or space being altered must comply with applicable requirements for new construction. Alterations over 15% of the reproduction cost of these public facilities are governed by subdivisions (4), (5), and (6) of subsection (b), as applicable.

(d) Calculation of Reproduction Cost. For the purpose of calculating percentages of reproduction cost, the cost of alteration shall be construed as the total actual combined cost of all alterations made within any period of 30 months.

(e) No governmental unit may enter into a new or renewal agreement to lease, rent or use, in whole or in part, any building, structure or improved area which does not comply with the standards. Any governmental unit which, on the effective date of this Act, is leasing, renting or using, in whole or in part, any building, structure or improved area which does not comply with the standards shall make all reasonable efforts to terminate such lease, rental or use by January 1, 1990.

(f) No public facility may be constructed or altered and no multi-story housing unit may be constructed without the statement of an architect registered in the State of Illinois that the plans for the work to be performed comply with the provisions of this Act and the standards promulgated hereunder unless the cost of such construction or alteration is less than \$50,000. In the case of construction or alteration of an engineering nature, where the plans are prepared by an engineer, the statement may be made by a professional engineer registered in the State of Illinois or a structural engineer registered in the State of Illinois that the engineering plans comply with the provisions of this Act and the standards promulgated hereunder. The architect's and or engineer's statement shall be filed by the architect or engineer and maintained in the office of the governmental unit responsible for the issuance of the building permit. In those governmental units which do not issue building permits, the statement shall be filed and maintained in the office of the county clerk.

P.A. 84-948, Section 5, eff. Sept. 25, 1985. Amended by P.A. 89-539, Section 5, eff. July 19, 1996.

25/6. Civil Enforcement

Section 6. Civil Enforcement. (a) The Attorney General shall have the authority to enforce the standards. The Attorney General shall investigate any complaint or reported violation of this Act and, where necessary to ensure compliance, may bring an action for any or all of the following:

- (1) mandamus;
- (2) injunction to halt construction or alteration of any public facility or to require compliance with the standards by any public facility which has been or is being constructed or altered in violation of this Act;
- (3) injunction to halt construction of any multi-story housing unit or to require compliance with the standards by any multi-story housing unit which has been or is being constructed in violation of this Act; or
- (4) other appropriate relief.

P.A. 84-948, Section 6, eff. Sept. 25, 1985.

25/7. Penalties

Section 7. Penalties. (a) Any owner constructing or altering a public facility or constructing a multi-story housing unit in violation of this Act shall be guilty of a business offense punishable by a fine not to exceed \$250 per day, and each day the owner is in violation of this Act constitutes a separate offense.

(b) Any architect or engineer negligently or intentionally stating pursuant to Section 5 of this Act¹ that a plan is in compliance with this Act when such plan is not in compliance shall be subject to a suspension, revocation or refusal of restoration of his or her certificate of registration or license pursuant to The Illinois Architecture Practice Act of 1989², The Illinois Professional Engineering Practice Act of 1989³, and The Structural Engineering Licensing Act of 1989⁴.

(c) Any person issuing a building permit or other official authorization for the construction or alteration of a public facility or the construction of a multi-story housing unit in violation of this Act shall be guilty of a business offense punishable by a fine not to exceed \$1,000.

(d) The executive director of the Capital Development Board or any other person may request the State's Attorney of the county in which the public facility or multi-story housing unit is located to initiate prosecution under this Section.

P.A. 84-948, Section 7, eff. Sept. 25, 1985. Amended by P.A. 86-711, Section 44, eff. Jan. 1, 1990; P.A. 86-1475, Art. 3, Section 3-56, eff. Jan. 10, 1991; P.A. 87-562, Section 2, eff. Jan. 1, 1992.

¹410 ILCS 25/5

²225 ILCS 305/1 et seq.

³225 ILCS 325/1 et seq.

⁴225 ILCS 340/1 et seq.

25/8. Local Standards

Section 8. Local Standards. The provisions of this Act and the regulations and standards promulgated hereunder constitute minimum requirements for all governmental units, including home rule units. Any governmental unit may prescribe more stringent requirements to increase and facilitate access to the built environment by environmentally limited persons.

P.A. 84-948, Section 8, eff. Sept. 25, 1985.

EXCERPTS FROM "ILLINOIS VEHICLE CODE"

ARTICLE III. TRAFFIC SIGNS, SIGNALS AND MARKINGS

5/11-301. Department to Adopt Sign Manual

Section 11-301. Department to Adopt Sign Manual. (a) The Department shall adopt a State manual and specifications for a uniform system of traffic-control devices consistent with this Chapter for use upon highways within this State. Such manual shall include the adoption of the R7-8 sign adopted by the United States Department of Transportation to designate the reservation of parking facilities for the handicapped. Non-conforming signs in use prior to January 1, 1985, shall not constitute a violation during their useful lives, which shall not be extended by other means than normal maintenance. The manual shall also specify insofar as practicable the minimum warrants justifying the use of the various traffic control devices. Such uniform system shall correlate with and, where not inconsistent with Illinois highway conditions, conform to the system set forth in the most recent edition of the national manual on Uniform Traffic Control Devices for Streets and Highways.

(b) Signs adopted by the Department to designate the reservation of parking facilities for the handicapped shall also exhibit, in a manner determined by the Department, the words "\$50 Fine".*

P.A. 76-1586, Section 11-301, eff. July 1, 1970. Amended by P.A. 76-2159, Section 1, eff. July 1, 1970; P.A. 83-1316, Section 1, eff. Jan. 1, 1985; P.A. 85-484, Section 1, eff. Jan. 1, 1988.

Formerly Ill.Rev.Stat. 1991, ch. 95 ½, par. 11-301.

***CHANGED TO \$100 AS OF JAN.1, 1996. SEE NEXT PAGE**

5/11-301.1. Handicapped Parking Signs

Section 11-301.1. Beginning July 1, 1988, all signs erected and used to designate the reservation of parking facilities for the handicapped shall be in a form and manner prescribed under Section 11-301 of this Code, and all parking spaces reserved for the handicapped, except those reserving on-street parking areas, shall be at least 16 feet wide. Non-conforming signs or spaces in use prior to July 1, 1988, shall not constitute a violation during their useful lives, which shall not be extended by means other than normal maintenance. Beginning October 1, 1992, all parking spaces reserved for the handicapped, except those reserving on-street parking areas, shall be at least 16 feet wide. P.A. 76-1586, Section 11-301.1, added by P.A. 85-484, Section 1, eff. Jan. 1, 1988.

Amended by P.A. 87-562, Section 1, eff. Jan. 1, 1992.

Formerly Ill.Rev.Stat. 1991, ch. 95 ½, par. 11-301.1.

NOTE: Vertical Bars (|) in the left margin indicate revisions since May 1, 1988.

ARTICLE XIII. STOPPING, STANDING,
AND PARKING

- 5/11-1301.3. Unauthorized use of parking places reserved for persons with disabilities

§ 11-1301.3. Unauthorized use of parking places reserved for handicapped persons.

(a) It shall be prohibited to park any motor vehicle which is not bearing registration plates or decals issued to a handicapped person, as defined by Section 1-159.1. pursuant to Sections 3-616, 11-1301.1 or 11-1301.2, or to a disabled veteran pursuant to Section 3-609 of this Act, as evidence that the vehicle is operated by or for a handicapped person or disabled veteran, in any parking place, including any private or public offstreet parking facility, specifically reserved, by the posting of an official sign as designated under Section 11-301, for motor vehicles bearing such registration plates. Any motor vehicle bearing a handicapped license plate or a handicapped parking decal or device containing the International symbol of access issued to handicapped persons by any local authority, state, district, territory or foreign country shall be recognized by state and local authorities as a valid license plate or device and receive the same parking privileges as residents of this State.

(b) Any person or local authority owning or operating any public or private offstreet parking facility may, after notifying the police or sheriff's department, remove or cause to be removed to the nearest garage or other place of safety any vehicle parked within a stall or space reserved for use by the handicapped which does not display handicapped registration plates or a special decal or device as required under this Section.

(c) Any person found guilty of violating the provisions of this Section shall be fined \$100 in addition to any costs or charges connected with the removal or storage of any motor vehicle authorized under this Section; but municipalities by ordinance may impose a fine up to \$200.

(d) Local authorities shall impose fines as established in subsection (c) for vehicles parked in spaces for the handicapped that do not display the registration plates pursuant to Section 3-616 or a special decal or device pursuant to Section 11-1301.2.

P.A. 76-1586, §11-1301.2. added by P.A. 81-176, § 1, eff. Jan 1, 1980. Renumbered § 11-1301.3 and amended by P.A. 81-1509. Art. 1, § 57, eff. Sept. 26, 1980. Amended by P.A. 82-226, § 1, eff. Jan. 1, 1982; P.A. 83-1058, § 1, eff. July 1, 1984; P.A. 83-1316, § 1, eff. Jan. 1, 1985; P.A. 86-539, § 1, eff. Jan 1, 1990; P.A. 88-685, § 5, eff. Jan. 24, 1995; P.A. 89-275, § 5, eff. Jan. 1, 1996. Formerly Ill.Rev.Stat.1991, ch. 95½ ¶ 11-1301.3.

APPENDIX D

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