

# Common ADA Discrepancies

By

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# Here's the list

- Parking spaces
- Exterior route surface
- Curb ramps
- Doors in general
- Employee Doors
- Toilet room sinks
- Toilets
- Toilet room space
- Toilet room stall doors
- Toilet room fixture installation elevations

# Parking Video

- Double click the file

- This video explains parking issues.



Parking-captioned.mp4

# 1. Parking Space Issues

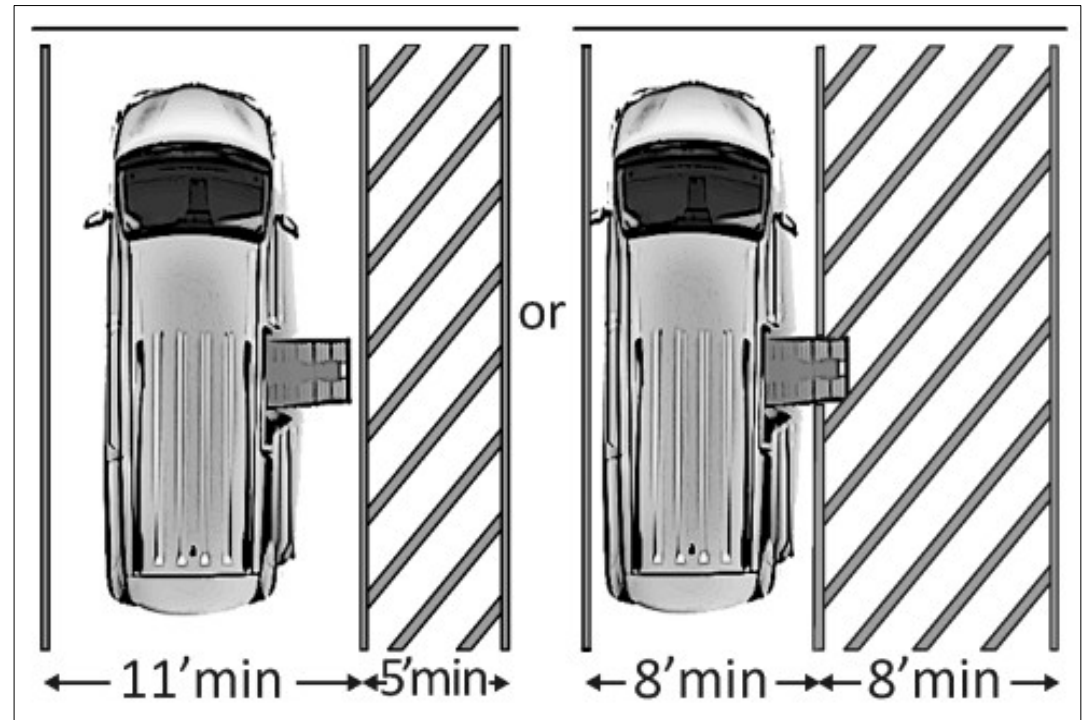
- Not enough accessible parking spaces
- No *Van Accessible* parking space
- Signs missing or not installed correctly
- Excessive slope or abrupt vertical change across the parking spaces and/or aisle
- No access aisle or aisle is too narrow
- Aisle must connect to accessible route
- Vehicle cannot overrun the walkway

# Number of Accessible Parking Spaces Required

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

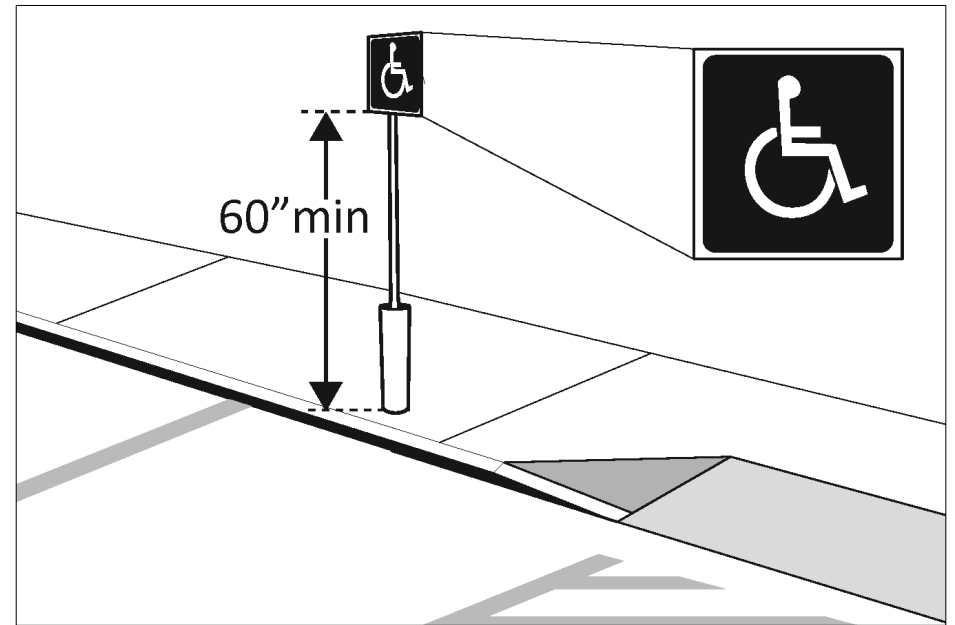
# Van Accessible Parking Spaces

- One out of every six ADA parking spaces must be **Van Accessible**



# Each ADA Parking Space Must Have a Vertical Sign

- Can be posted at the end of the parking space, or
- Can be attached to the building
- Must 60 inches above the surface



# One Sign Missing





# Both Signs Missing



# Twp Spaces, Two Signs, Good!



# Excessive Slope or Vertical Change

- Maximum slope or grade across the parking spaces and aisle(s) is 1:48, or 2.08%, any direction



# Excessive Slope at 5%

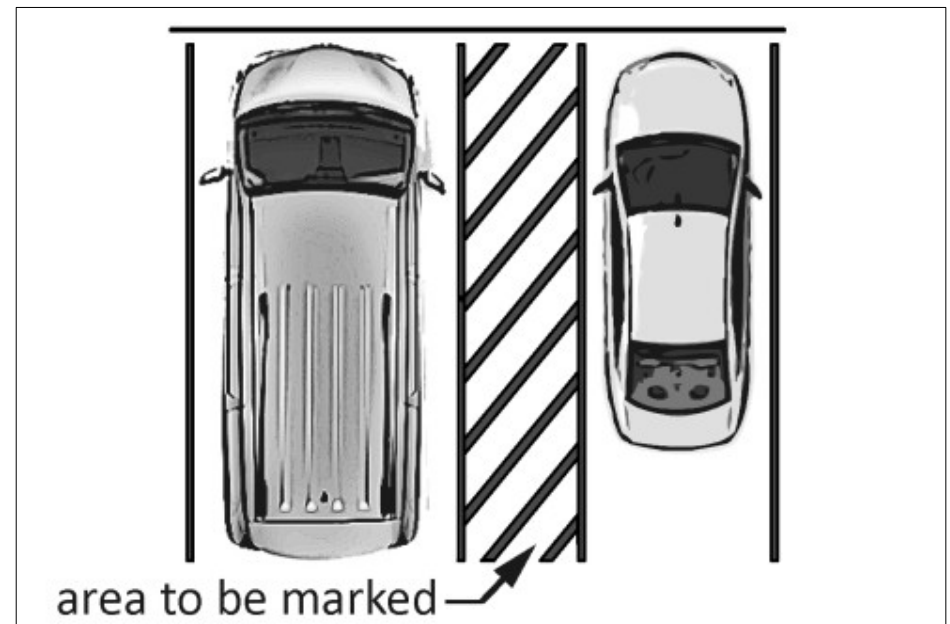


# Excessive Gap or Vertical



# Each ADA Parking Space MUST have Access to an Aisle

- Parking space aisles must be at least 60 inches wide
- Aisle must be marked
- Two spaces can share an aisle
- Aisles shall adjoin an accessible route



# Parking Aisle Example

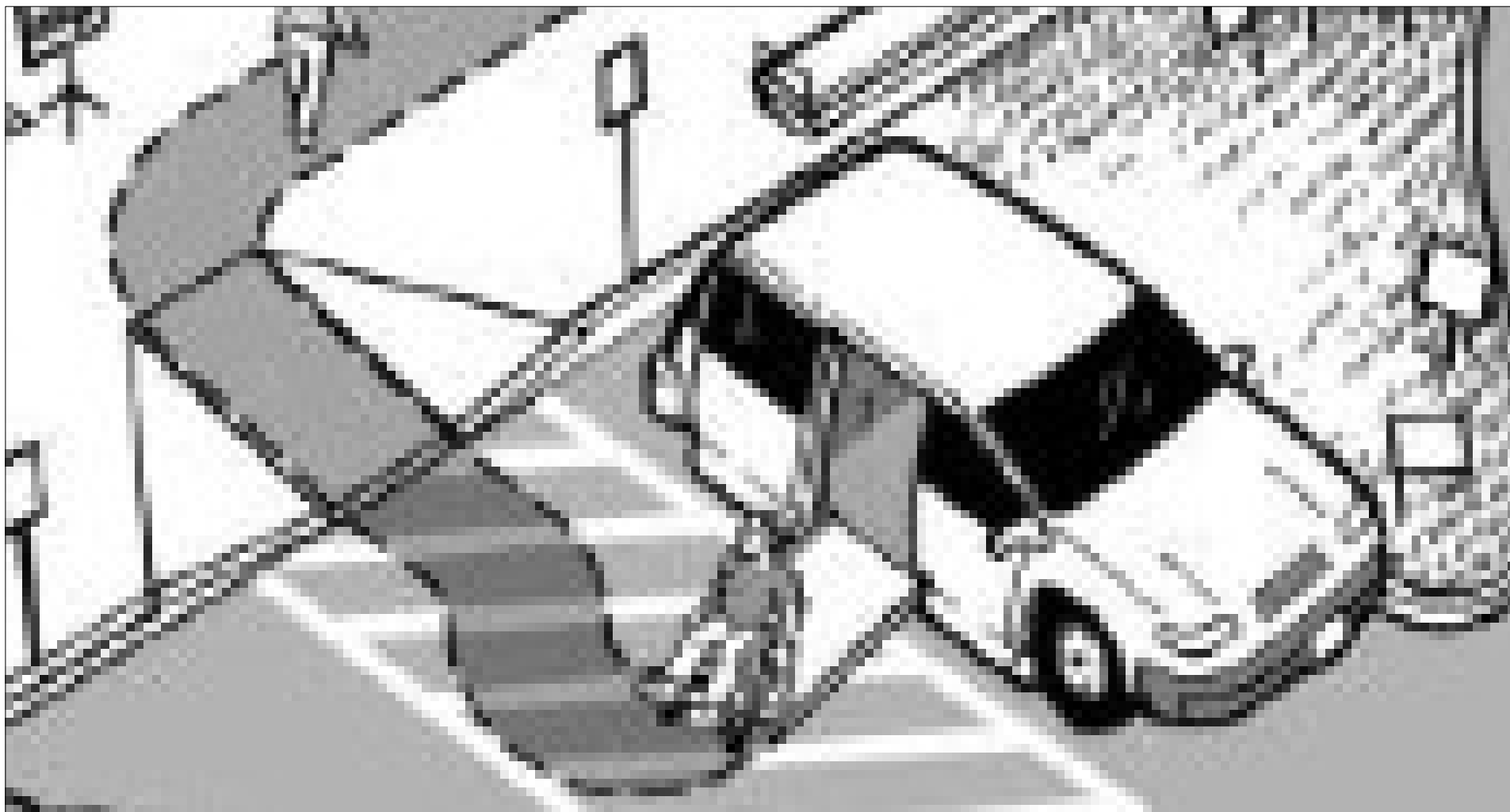


# Missing Parking Aisle





# Parking Space Aisle Must Connect to an Accessible Route



# Vehicle Cannot Overrun the Walkway



# Install Wheel Stops



## 2. Exterior Route Surface

Includes route from parking to the ADA accessible doors



# Common Exterior Route Issues

- Excessive slope
- Excessive abrupt vertical change
- Route not marked
- But first lets watch a video...



# Wheel Chair Maneuvering Video

- Double click the file.

This video shows maneuvering issues for people using a wheel chair.



# Excessive Abrupt Vertical Change



# Good Looking Route





# Walkway Issues

- Excessive slope
- Openings
- Too narrow >
- Incomplete route



# Route To Nowhere



# 3. Curb Ramp Issues

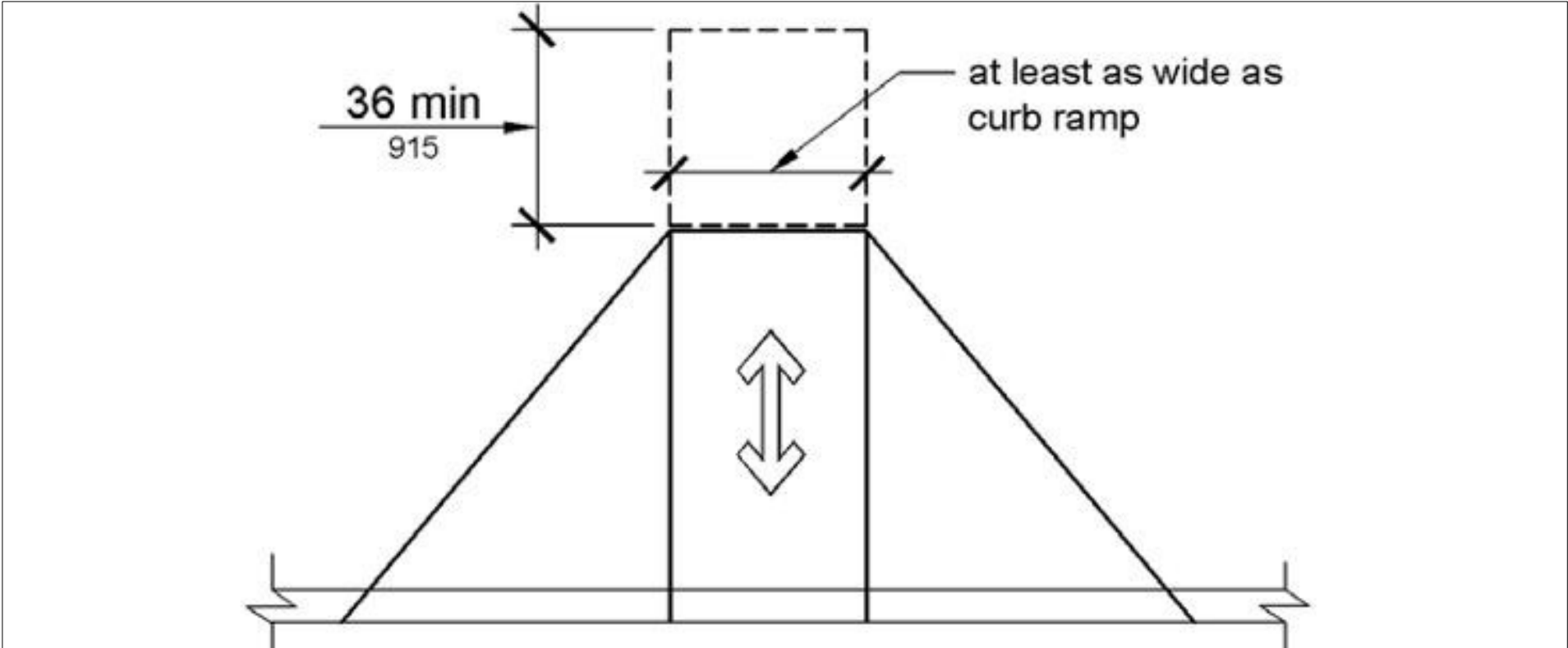
- Too steep
- No landing at one end
- Installed within the parking space or aisle



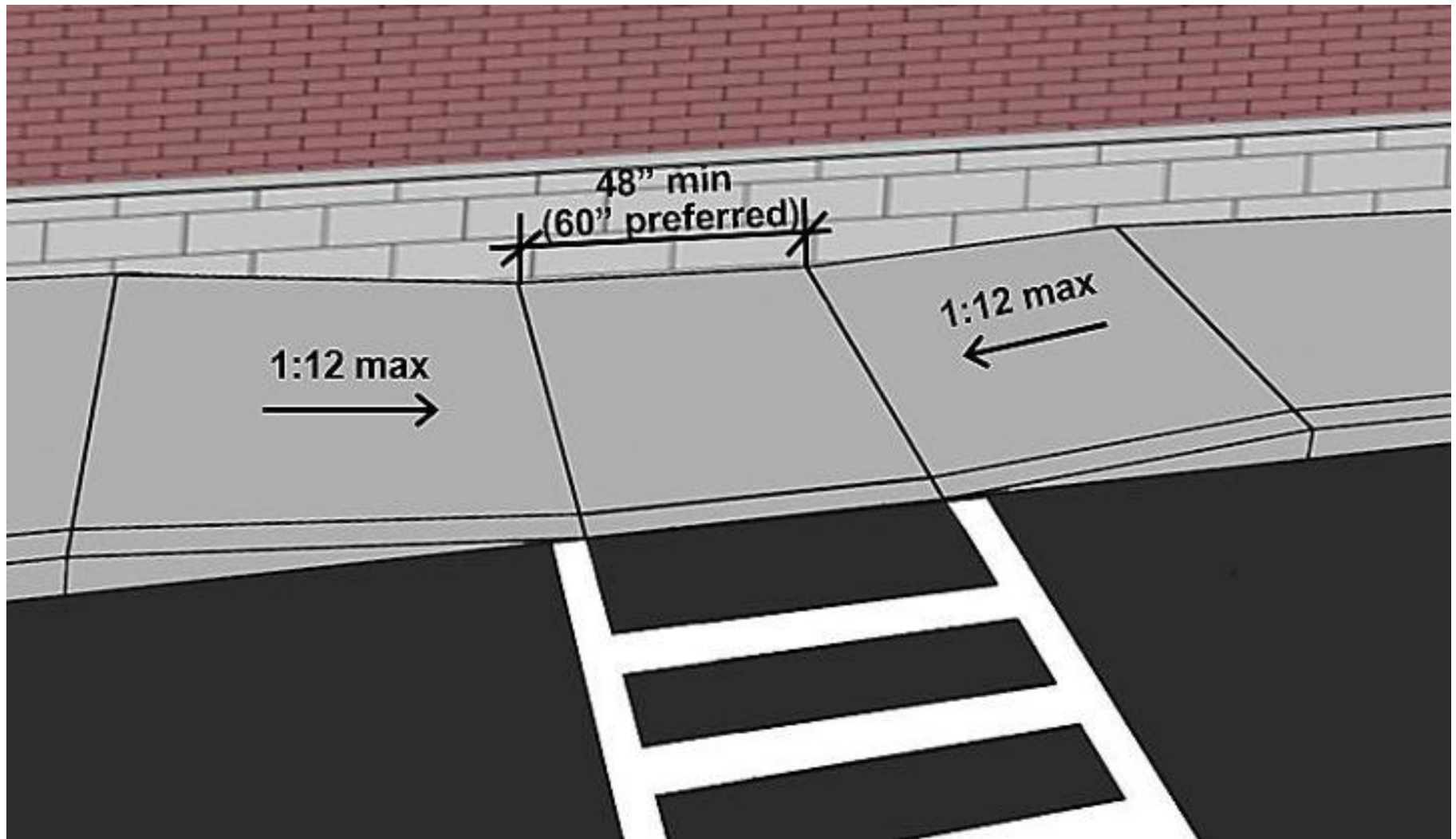
# Steep Curb Ramp [11%]



# Flat Landing Needed at the End



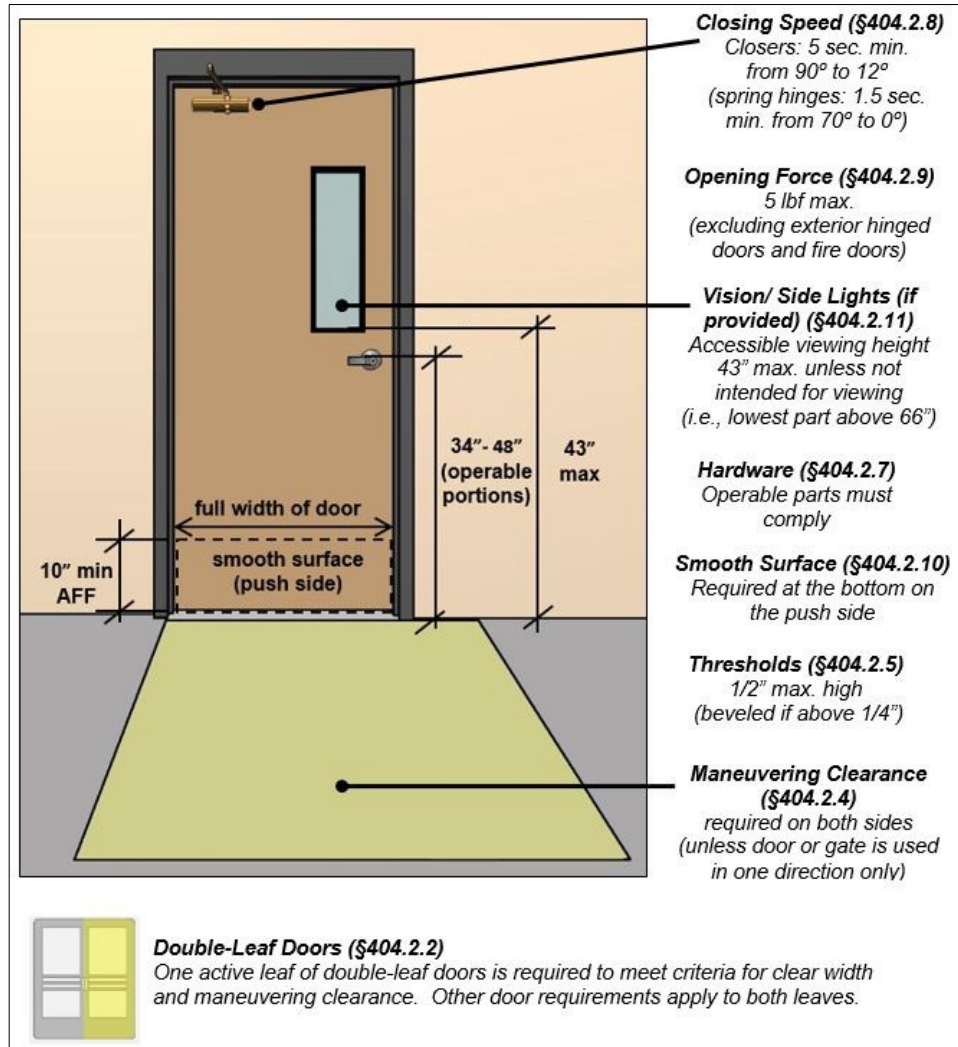
# No Room? Do This



# Cannot Be Installed in Aisle or Parking Space



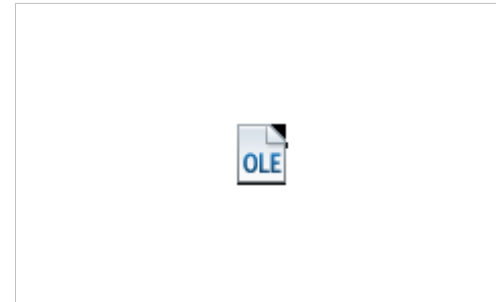
# 4. Doors





# Door Video

- Double click the video
- The following video shows door issues for ADA.



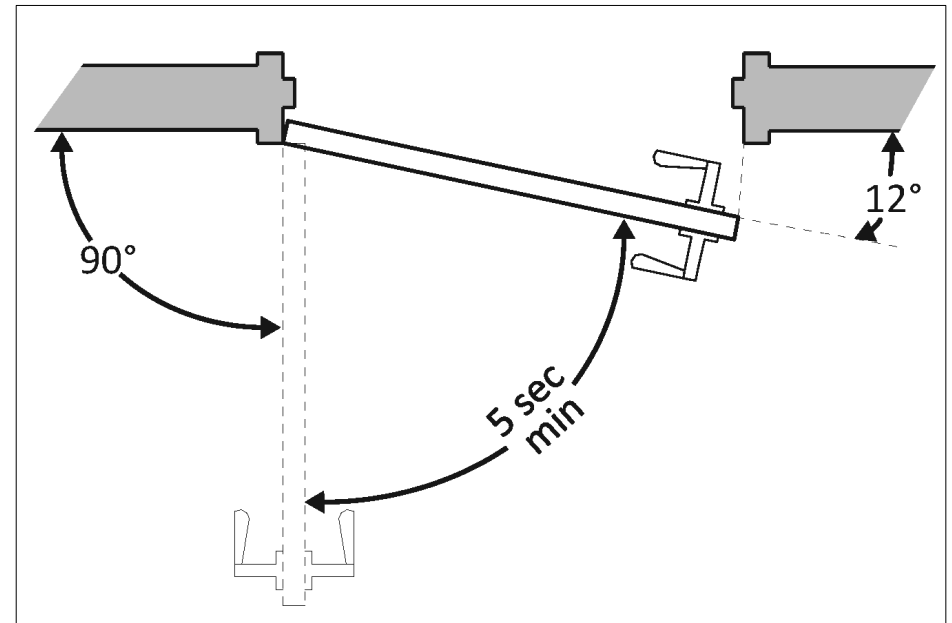
# Most Common Public Door Issues

- Too hard to open
- Closing too fast
- Maneuvering space >
- Signage



# Open/Close Door Issues

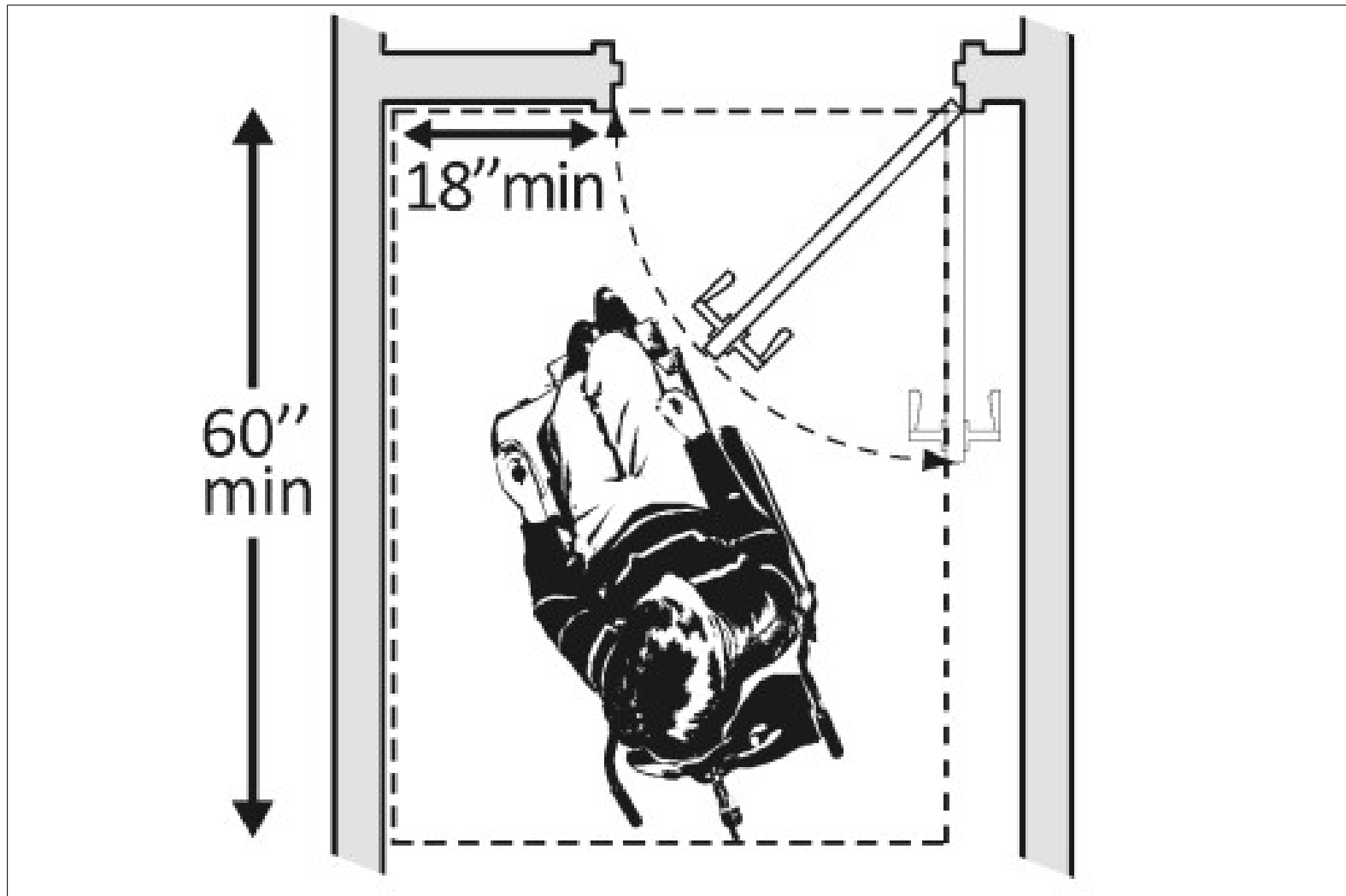
- 5# max to open interior doors
- 5 seconds min in closing test >



# Inadequate Maneuvering Space



# Recommended Maneuvering Space for Pull Side of Door



# ISA at Exterior Accessible Door(s)



# Signage Video

- Double click the file.

- This video shows issues with signage.



Signs-captioned.mp4

# 5. Other Issues at Employee Doors

- Those items on the previous slides +
- Narrow doors >
- Windows too high above floor
- Wrong door handles





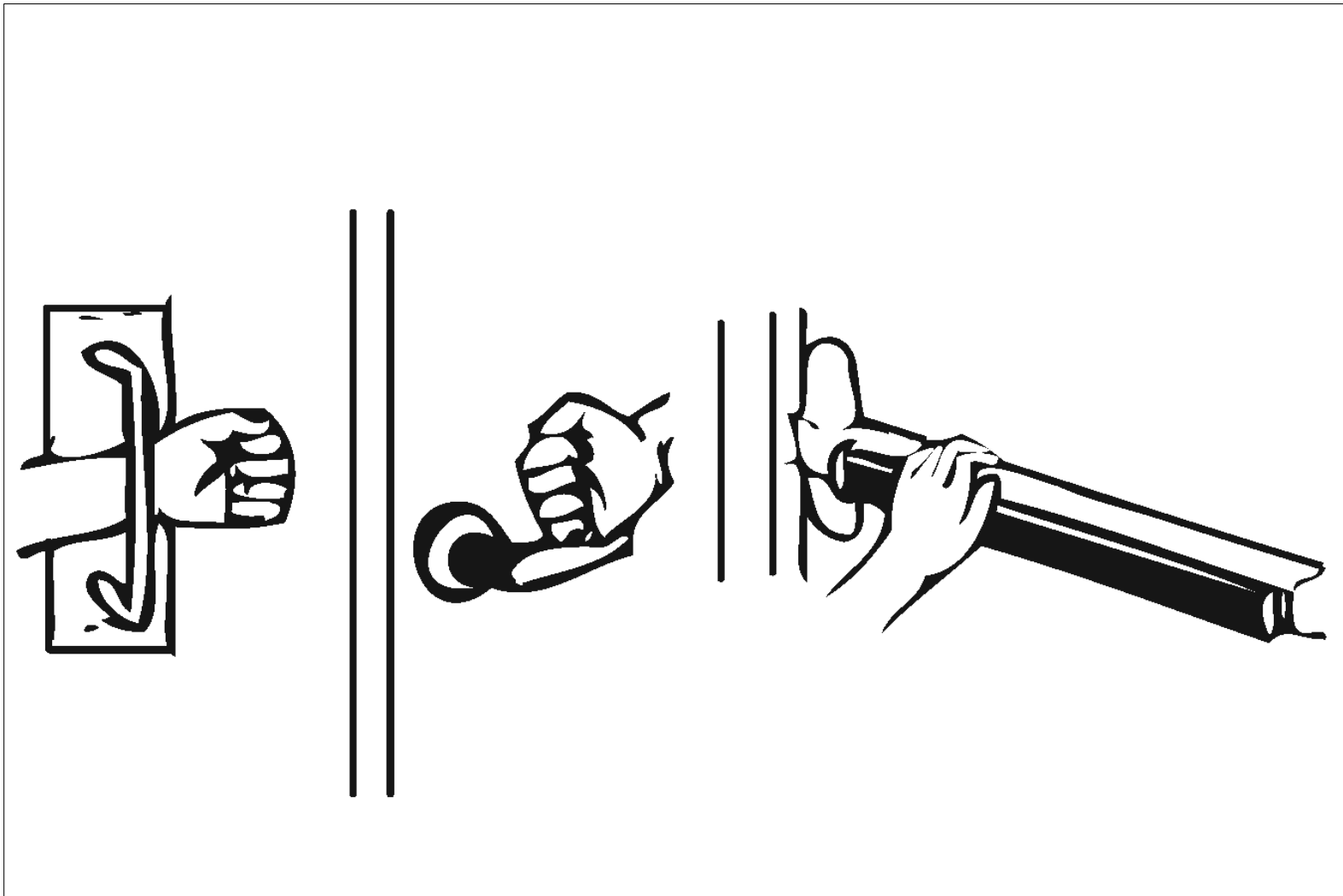
# Door Windows too High



# Wrong Door Handle



# Accessible Door Handles



# Toilet Room Issues

- Double click to open.

This video shows issues found in toilet rooms.



Toilet Rooms-captioned.mp4

# 6. Toilet Room Sink Issues

- Wrong faucet handles
- Sink installed too high
- Pipes below sink not covered
- Mirrors installed too high above the floor



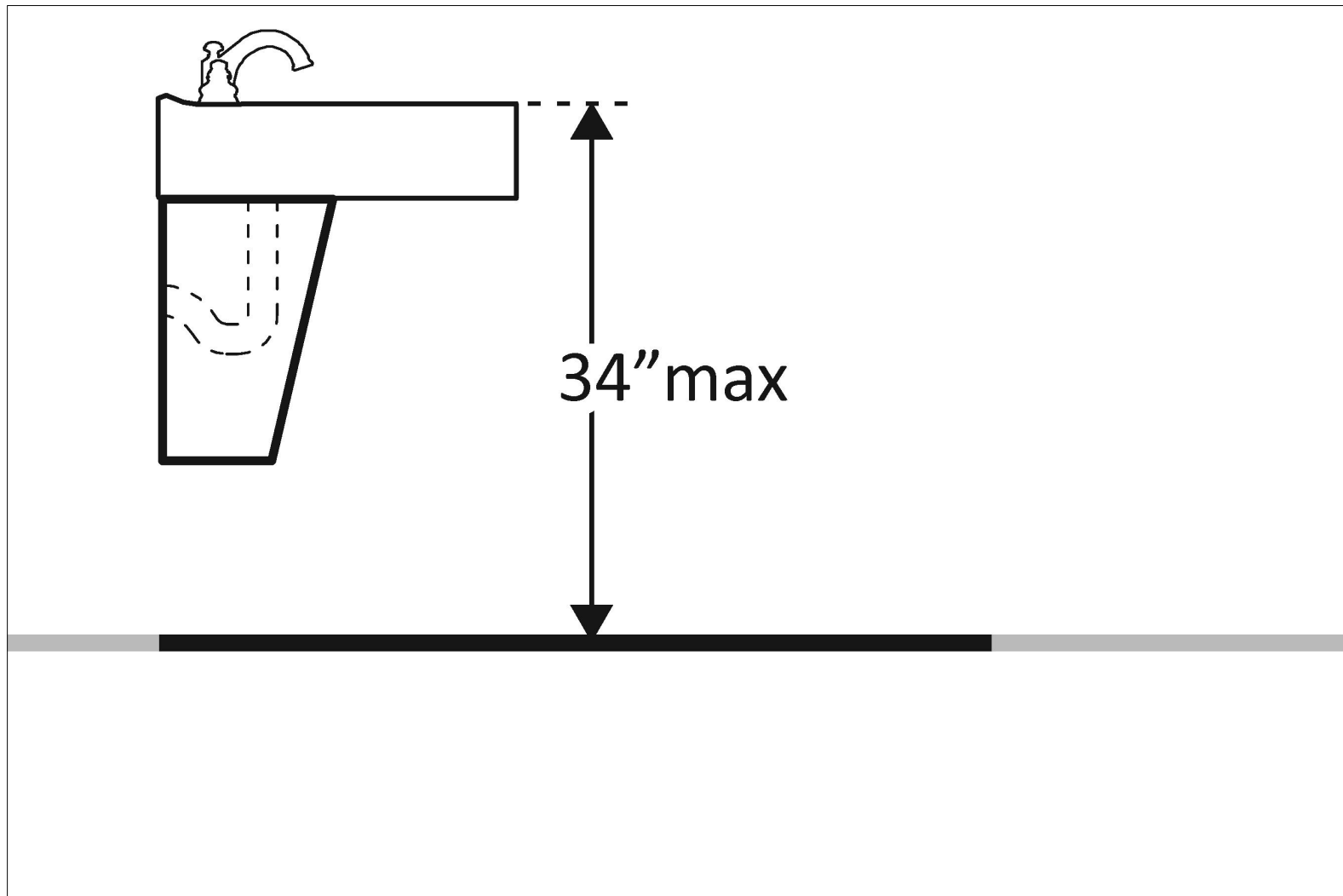
# Wrong Faucet Handles



# Sink Installed Too High



# Sink Height Maximum 34"





# Pipes Below Sink Exposed



# Pipes Properly Covered

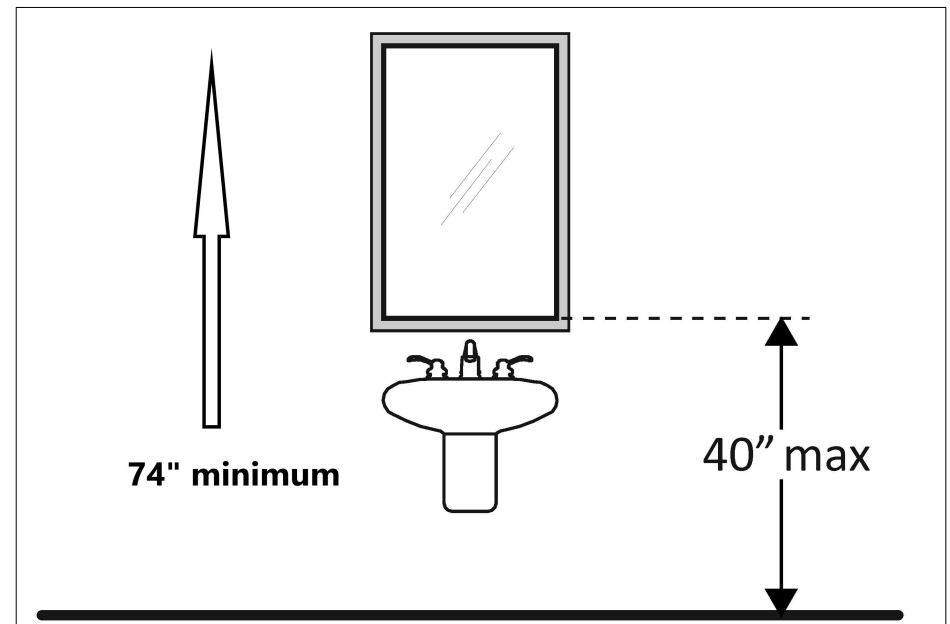


# Mirrors Installed Too High Above Floor



# Mirror Installation

- Should be 40 inches above the finished floor maximum
- Top should be 74 inches AFF minimum.



# 7. Toilet Installation Issues

- Toilet handle toward the wall >>
- Loose toilet seat
- Grab bars not installed correctly



# Loose Toilet Seat



# Grab Bars Not Installed Correctly

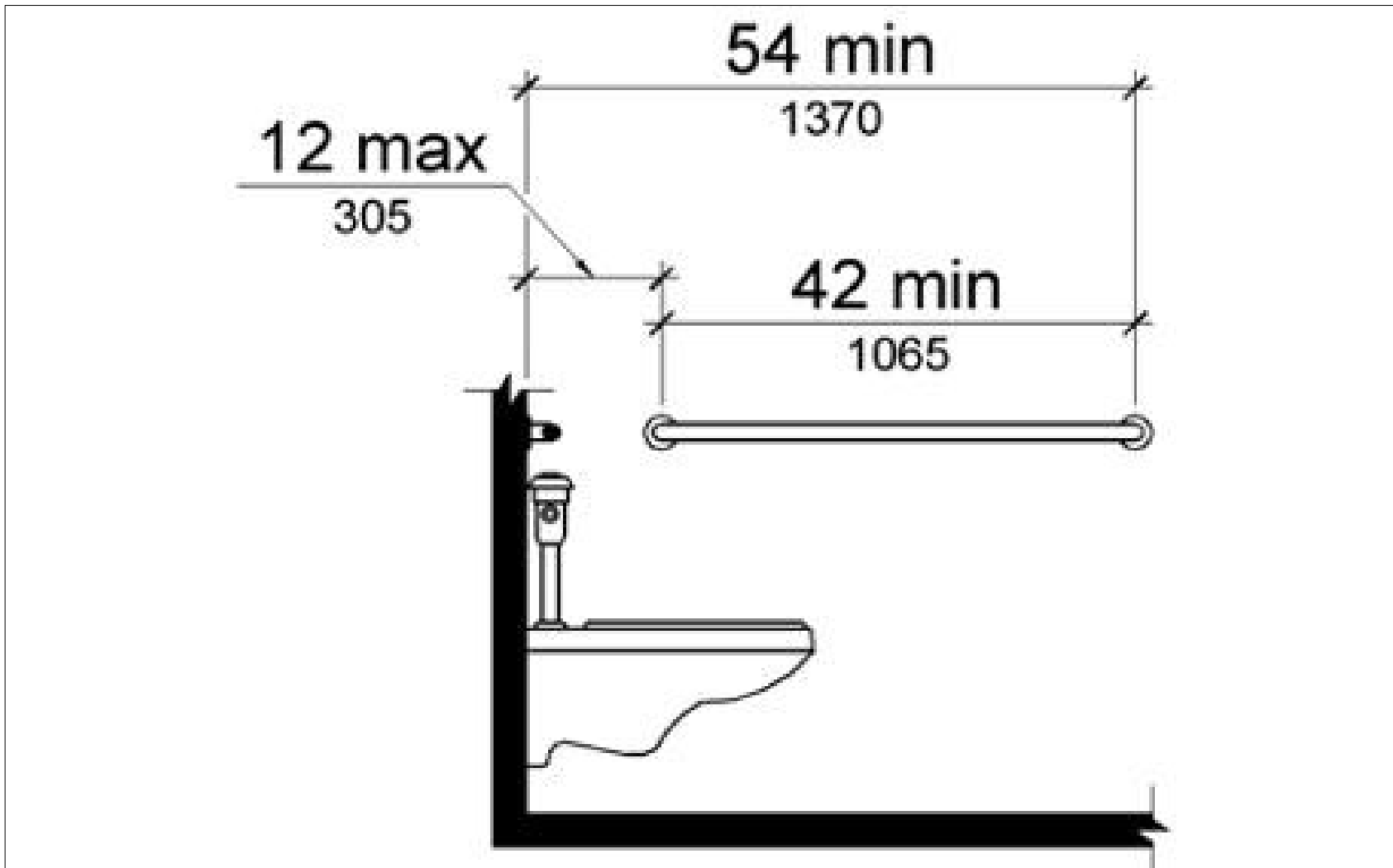


# Grab Bars Reversed

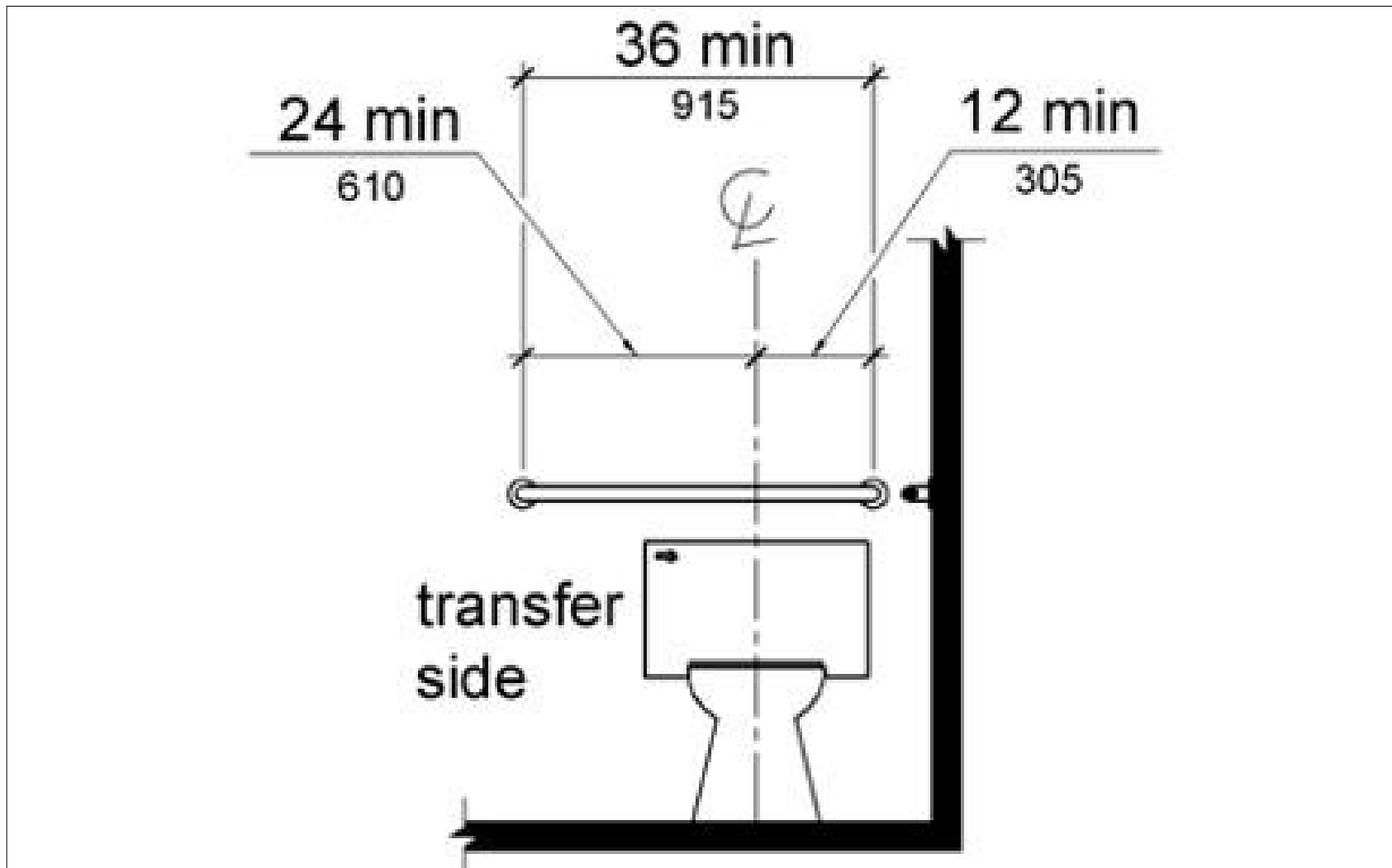




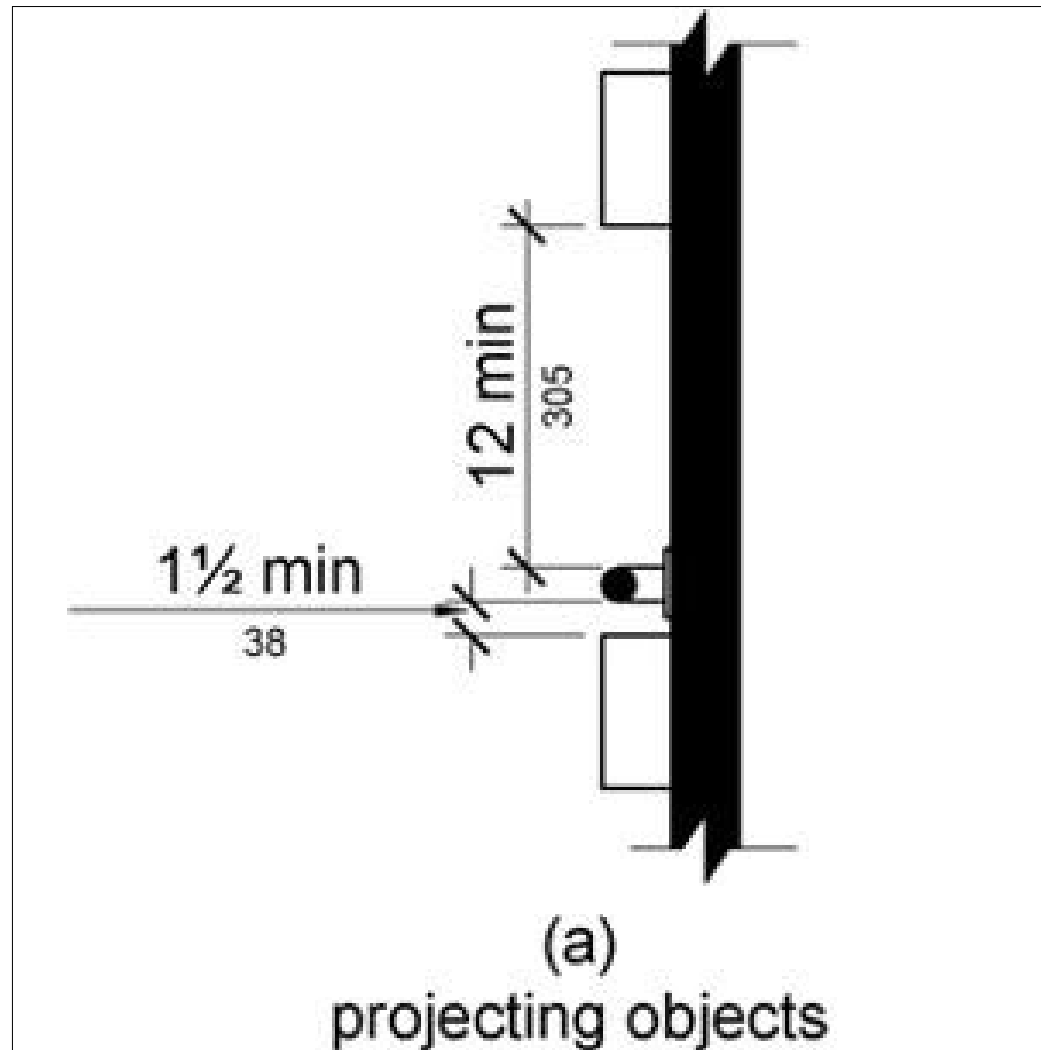
# Side Bar Schematic



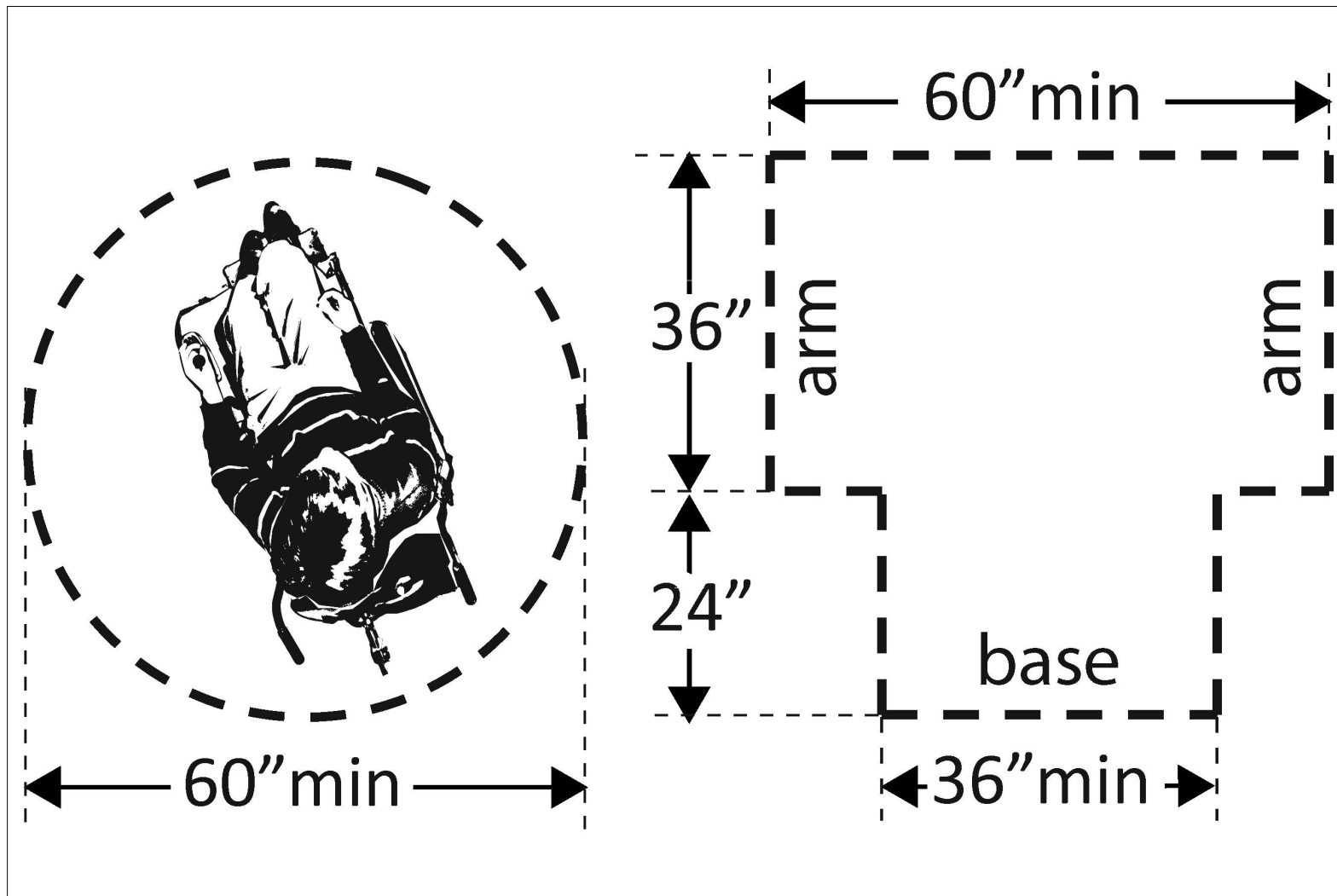
# Rear Grab Bar Schematic



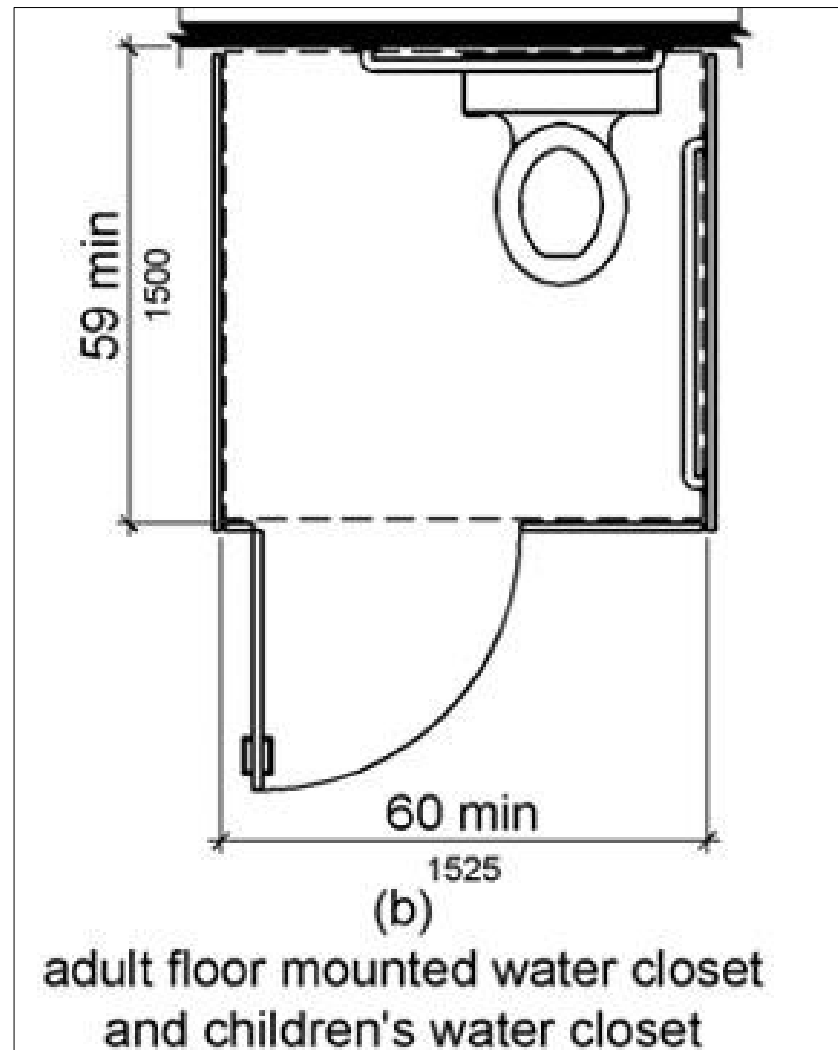
# Grab Bar Spacing for Projections



# 8. Maneuvering Space in Toilet Room and Stall Too Small



# Toilet Stall Plan View



# 9. Toilet Stall Door Issues

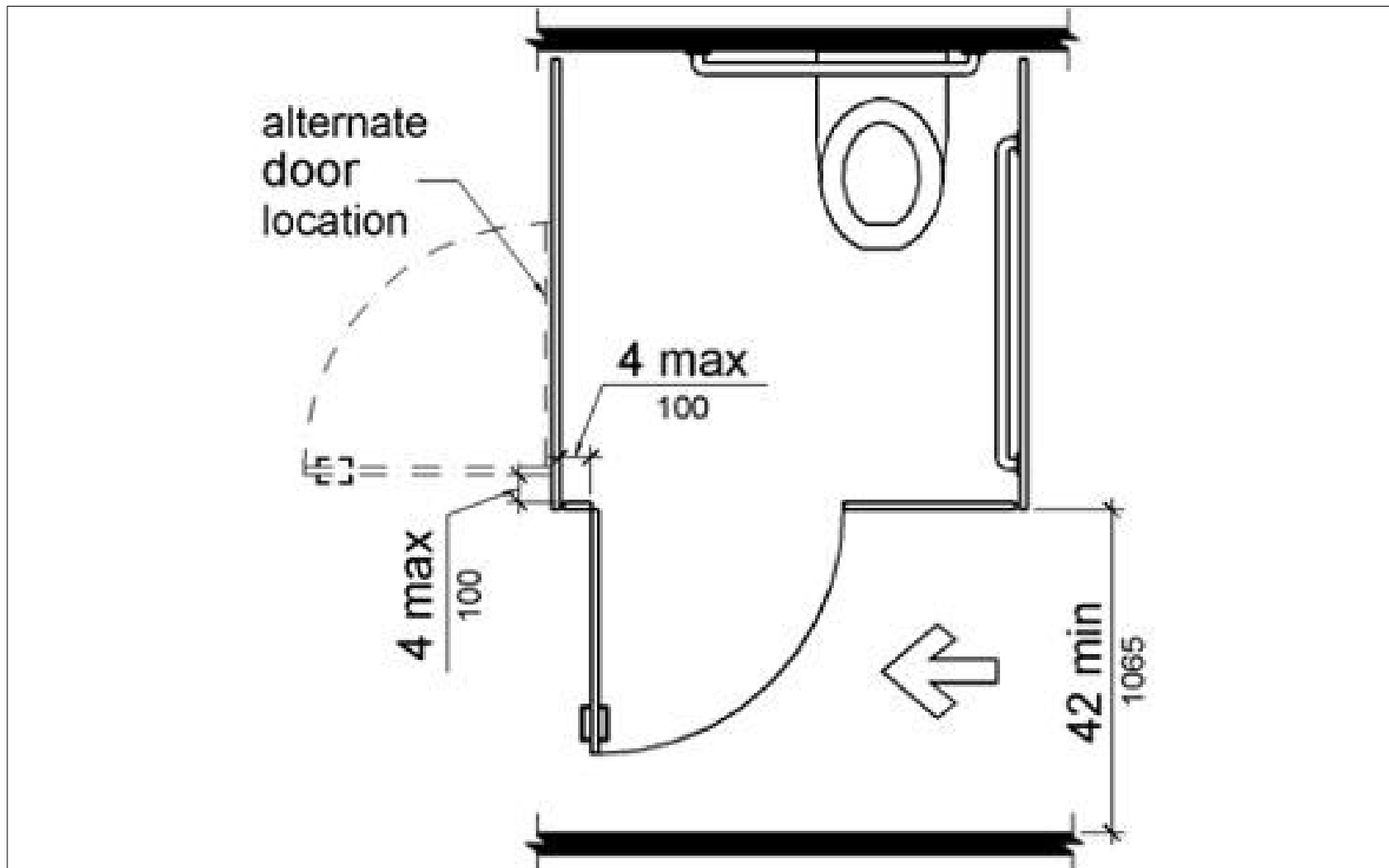
- Door does not close automatically >>
- Wrong handles, or none inside
- Inadequate door maneuvering space



# Wrong, or Missing, Stall Door Handle



# Inadequate Stall Door Maneuvering Clearance





# 10. Toilet Room Accessories Installed Too High Above the Floor

- Accessories include coat hook, soap dispenser, paper towel dispenser, automated hand dryer, or light switch



# Generally not Allowed Above 48"



Thank You

