

DEB Notice 090104 – Adoption of ADAAG

Effective October 1, 2004:

NOTES:

1. Electronic Construction and Professional Services Manual on the BCOM website will be updated on the effective date of this adoption.
2. The majority of the changes between UFAS and ADAAG are clarification of applications. Most of the clarifications agree with BCOM's previous applications of the UFAS requirements and should have minimal, if any, impact on designs of state facilities that are in progress.
3. Note that Section 604.3.2, *Water Closet and Toilet Compartments, Clearance, Overlap* prohibits other fixtures or obstructions to be located within the required water closet clearance which results in an increase in the size of single occupant accessible toilets.
4. Note that 505.0, *Handrails* is consistent with the Virginia Uniform Statewide Building Code, 2000 edition

Revision to the 2004 CPSM

All projects that do not have approved Preliminary (CO-5), or have not made a substantially complete Working Drawing submittal by the effective adoption (October 1, 2004) shall comply with ADAAG s adopted by the revised Construction and Professional Services Manual. Upon written request, project which have approved Preliminary or have made a a substantially complete Working Drawing submittal may use ADAAG after receipt of written approval form the Director of DEB.

Delete:

SECTION 702.0 ACCESSIBILITY STANDARDS for STATE OWNED FACILITIES in its entirety.

Insert New Section 702 as follows in its Place:

SECTION 702.0 ACCESSIBILITY STANDARDS for STATE OWNED FACILITIES

The Americans with Disabilities Act, 1990: Title II, Subtitle A, (and not Title III) of the Act applies to all state owned buildings and structures. The accessibility standards are the **Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG), published July 23, 2004, excluding the Architectural Barriers Act (ABA) Scoping requirements.** (Access Board, Suite 1000, 1331 F Street, NW, Washington, D.C. 20004-1111 or www.access-board.gov) For technical assistance, call the Office of Technical and Information Services at (202) 272-2253 or email ta@access-board.gov . In addition, Non-Discrimination Under State Grants and Programs promulgated by the Board for Rights of Virginians with Disabilities and effective on October 1, 1990, implement § 51.5-40, Code of Virginia applies.

702.1 Conflicting Standards / Modifications: Where standards conflict, the most stringent standard shall be used in designing accessible facilities. That is, the standard most favorable or advantageous to the disabled shall be used. As ADA is a federal law, modification of the ADA law requirements cannot be granted by The Division of Engineering and Buildings. The Division of Engineering and Buildings reviews documents for compliance with these Standards during its normal review of capital outlay projects. Such review does not relieve design consultants from responsibility for designing in accord with the standards and Federal Law.

702.2 Clarifications for State Owned Buildings and Buildings on State Owned Property: Accessible facilities must be provided at the completion of construction. Adaptable facilities do not meet the requirements for accessibility in state buildings and buildings constructed or placed on state owned property.

702.2.1 Elevator Access: Section 206.2.3, *Accessible Routes – Where Required – Multi-Story Building and Facilities* clarification: All passenger elevators shall be accessible to the disabled.

702.2.2 Elevator Access: Section 206.2.3, *Accessible Routes – Where Required – Multi-Story Building and Facilities*, *Exception 4* does not apply. Residential facilities shall include at least one accessible route to connect each story and each mezzanine in multi-story buildings and facilities.

702.2.3 Stairways: Section 210.1, *Stairways – General* clarification: All stairways shall be accessible to the disabled.

702.2.4 Stairways: Section 210.1, *Stairways – General*, *Exception 3* does not apply. Aisle stairways for assembly areas shall comply with Section 504.

702.2.5 Handrails: Section 505.10 *Handrails – Handrail Extension* clarification: Handrail extensions shall not be turned to the side or back. Handrail extensions shall continue straight and parallel to the stair run.