

Architects Under Attack

Adamant Enforcement of the ADA Continues

Today architects must not only interpret often ambiguous input from clients, but also decipher the unclear criteria found in the Americans with Disabilities Act Standards for Accessible Design (the standards). The U.S. Department of Justice (DOJ) is being increasingly adamant in trying to enforce those criteria under the the Americans with Disabilities Act (ADA). Those architects that can afford to challenge the DOJ's interpretation in court appear to be winning, but those whose pockets aren't as deep are getting caught in the squeeze.

The most recent development involves several sports arenas around the country designed by the architectural firm, Ellerbe Becket. The Minneapolis-based firm was named as a defendant

in a lawsuit involving unobstructed sight lines at the MCI Center under construction in Washington, D.C. The suit, filed by the Paralyzed Veterans of America, also named the owners and contractor as defendants and alleged that the design and construction of the facility violated Title III of the ADA. The DOJ filed a "friend of the court" brief on behalf of the plaintiffs. Ellerbe Becket successfully filed a motion to have themselves dismissed from the case.

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Terry C. Lee, USDA-Forest Service

A universally designed tent site at the Rogue River National Forest is a featured design in the NEA's Search for Excellence in Universal Design Project. See story on page 11.

Designed for a Dip

Access to Swimming Pools Studied

by Ed Hamilton, Ph.D.

The National Center on Accessibility recently completed a research project to find ways to enable people with disabilities to gain access into swimming pools. Funded by the U.S. Architectural & Transportation Barriers Compliance Board, the project focused on accessibility as it relates to the appropriateness, independent use, degree of consistency with existing building standards, level of safety, and impact on pool design.

The project reviewed four areas of literature published over the past 35 years. In the first review area, seven means of pool access were identified: ramps, lifts, stairs, transfer steps, zero depth entry, movable floors, and transfer walls. The second area was the review of the state building codes related to swimming pools. The third area was the review of existing standards for public swimming pools and spas, ANSI/NSPI-1 1991 and ANSI/NSPI-2 1992. The fourth area analyzed the report of the Recreation Access Advisory Committee. The recommendations of each of the subcom-

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Great Expectations

The implementation of the Americans with Disabilities Act (ADA) has changed the way that people think about facilities and products. Where before the ADA people with disabilities were pretty happy when they found something accessible,

now they are generally displeased when they find something that is inaccessible. Businesses are beginning to recognize this in their marketing and product development efforts. Many of the winners in The National Endowment for the Arts Search for Design Excellence competition (see page 11) are evidence that businesses are successfully competing in this new market place.

Rising expectations can however, also lead to problems. What happens when an existing business makes "readily achievable" modifications that don't meet all the criteria for new construction, and must then defend itself against ADA lawsuits for non-compliance? Five years after the ADA went into effect, it is difficult for most customers to determine if a modification was a low-cost good faith, readily achievable measure, or a poorly designed and potentially non-compliant new construction or alteration project.

Also, for example, when new signs and paint indicate that the parking spaces outside of a restaurant are accessible, should customers expect that the restrooms are too? Even if a restaurant owner eventually prevails when her efforts are challenged, she has probably wasted a great deal of time and good will defending herself just trying to do the right thing. Would she have been better off not even putting in the readily achievable parking signs in the first place?

In California, Texas, Florida and other states where businesses have made efforts to comply with the law, there have recently been a rash of lawsuits served without any notice by customers dissatisfied with the facilities or services. While there are certainly some businesses that don't care about the law, most people seem to want to comply for the plain and simple reason that it makes good business sense — as long as they can figure out an economically viable solution.

The proposed changes to the ADA Accessibility Guidelines (ADAAG) could create even more con-

fusion over what is readily achievable because of the "continuing responsibility" requirement under the law. When the circumstances of the business, standards, or technologies change, public accommodations must re-evaluate their facilities to see if there is anything further they can do to bring their existing facilities as closely as possible into compliance with the ADAAG criteria. The new proposed ADAAG criteria would lower the maximum vertical reach from 54 inches to 48 inches. Would businesses that lowered their fire alarm pull stations from 60 inches to 54 inches only a couple of years ago, be required to lower them again to a maximum of 48 inches (if readily achievable)?

Eventually our world can meet our expectations, but only if our expectations are tempered with reason. Transition is going to take time and patience.

Newsletter Hits Milestone

This issue marks the beginning of the fifth year of publication of Universal Design Newsletter. In those four years we've reported on a wide variety of issues ranging from examples of how to comply with the Americans with Disabilities Act (ADA) to philosophical discussions of what it means to design "universally." In each article, review and side bar, we have strived to present a balanced viewpoint of the emerging field of universal design, and how people are coming to grips with the ADA, arguably the most far reaching and influential law ever to effect how we design our buildings and facilities.

We are just beginning to understand the impact of that law and seeing the possibilities of a new world designed to accommodate all people. The hard part is that we have to live through the transition. We welcome your comments on our publication. You can reach us at: Universal Design Newsletter, 1700 Rockville Pike, Suite 110, Rockville, MD 20852; phone 301.770.7890 (v/tty); fax 301.770.4338.

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Reservation Systems Targeted

In its ongoing efforts to define the scope of Title III of the Americans with Disabilities Act (ADA), the U.S. Department of Justice (DOJ) recently entered into a settlement agreement with Marriott International Inc. which DOJ believes sets a standard of practice for all hotel reservation systems. Prompted by a reservations clerk's error, Marriott agreed to seemingly minor policy changes, \$17,500 in damages and penalties, and some architectural modifications to the Courtyard by Marriott in Memphis, Tenn. where the problem arose.

Under the agreement, Marriott will implement the following policies:

- 1) Non-disabled people must be restricted from renting accessible guest rooms until all non-accessible rooms are rented.
- 2) The central reservations office must be able to determine availability and guarantee reservations of accessible rooms in writing, even when the guest does not have a credit card.
- 3) The guest relations office must maintain an updated list of accessible rooms in all properties.
- 4) Employees in all properties must receive ADA training.

The original complaint was initiated by the able-bodied husband of a guest who used a scooter and who is protected under the law because he was associated with a person with a disability. The complaint alleged that although the couple was guaranteed an accessible room, they were assigned to an inaccessible room and hotel staff did not offer them adequate assistance with finding suitable accommodations elsewhere. An important aspect of this agreement, however, is that the DOJ considers Marriott's system a model for how all other hotel reservation systems must operate. To view this and other settlement agreements, check out the DOJ's ADA page on the Internet at <http://www.usdoj.gov/crt/ada/adahom1.html>

Trace Receives UD Grant

A three-year grant to examine why companies do or don't practice universal design, and to identify ways that those outside of companies can encourage and facilitate the practice of universal design has been awarded to the Trace Research and Development Center.

Trace, part of the Waisman Center on Mental Retardation and Human Development and the De-

partment of Industrial Engineering at the University of Wisconsin-Madison, received the grant from the National Institute on Disability and Rehabilitation Research (NIDRR).

The first of three phases of study will include gathering information and determining what kind of information is most helpful to people within companies trying to extend or initiate universal design. In the second phase researchers will identify and implement techniques and actions found in Phase 1. Phase three is ongoing throughout the project and includes evaluating and disseminating the findings.

For more information on the project, check out Trace's website at: [www//Tracewisc.edu](http://www.Tracewisc.edu). 

An important aspect of this agreement, however, is that the DOJ considers Marriott's system a model for how all other hotel reservation systems must operate.

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Universal Design Newsletter
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Designed for quick reference, the set comes with a comprehensive index of topics and proper names that have appeared in UDN over the last two years. This package (Volume 2, Numbers 1-8) provides you with:

- ◆ National and international **examples** of universal design in architecture and products
- ◆ Evolution of **regulations** related to the ADA
- ◆ Profiles of **people and projects** in the industry
- ◆ Project and program **ideas**
- ◆ Numerous **design tips**

The complete set (Index & 8 issues) is only \$150. The Index alone is \$25. Volume 1 (1993-94) is also available for the same price. To order, contact Universal Design Newsletter at 301.770.7890v/tty, 301.770.4338 fax

Reviewing Accessible Routes

Proposed ADAAG Revision, Accessible Route Recommendations

by Brian Black

Editor's note: This is the second in a series of articles reviewing subcommittee recommendations of the ADAAG Review Federal Advisory Committee that was charged with the task of making recommendations to revise the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Of the scores of changes proposed by the subcommittee, six promise particular significance for the future design and construction of accessible buildings and facilities.

The Accessible Route Subcommittee covered far more of the ADAAG than its name implies. It addressed the building blocks of wheelchair turning space, clear floor space and reach ranges in addition to the accessible route provisions. The subcommittee also reviewed the ADAAG requirements for accessible means of egress, and many of the fundamental scoping requirements related to employee work areas, exempted areas and general exceptions. Throughout its work, the subcommittee replicated, wherever possible, the language used in the CABO/ANSI A117.1 accessibility standard and the relevant sections of the model building codes.

Of the scores of changes proposed by the subcommittee, six promise particular significance for the future design and construction of accessible buildings and facilities.

Employee work area exemption. Current ADAAG requires that a person be able to approach, enter and exit an employee work area. There has been considerable confusion as to what constitutes an employee work area (Is it a desk or counter, the room in which the desk or counter is located, or the floor on which that room is located?) as well as whether an accessible route is required into projection booths, grease pits, and other unique spaces. The proposed ADAAG would narrowly exempt employee work stations from being accessible, but

would require all such stations to be on an accessible route.

Elevator exception. Presently, ADAAG requires all buildings to be accessible, and provides a Congressionally-mandated elevator exception for certain buildings. ADAAG also states that when an elevator is provided, it must serve all levels of a building. This

latter provision is troublesome in many buildings where multiple levels are scattered throughout the structure, *e.g.*, performing arts centers with balconies, stages and orchestra pits.

The subcommittee clarified what it believed to be the intent of ADAAG by requiring *accessible routes* to all levels of a multi-story building, then replicating the exceptions granted by Congress. Thus, it is clear that ramps and, in some instances, wheelchair lifts are permissible components of accessible routes where elevator access would be impracticable.

Accessible means of egress and areas of refuge. These sections of ADAAG were extensively rewritten to mirror the requirements found in the model building codes and the *NFPA 101 Life Safety Code*. Of particular note is the requirement that an elevator serve as one accessible means of egress in non-sprinkled buildings that are four or more stories.

Side reach. ADAAG currently permits an accessible element to be mounted 54 inches (1370 mm) high maximum where a parallel or side reach is provided. In response to a change to the CABO/ANSI A117.1 standard proposed by the Little People of America, the ADAAG Advisory Committee voted to lower the maximum side reach to 48 inches (1220 mm) maximum. The only exception is for car controls for certain high-rise elevators.

Elevators. The proposed ADAAG would expand the elevator section to four subsections, covering new elevators, existing elevators, special destination-oriented elevator systems, and the new limited use/limited application (LULA) elevators. LULAs are small, low-rise passenger elevators permitted where a full passenger elevator is not otherwise required.

Stairs. Current ADAAG requires accessible stairs only where the connected levels are not served by an elevator or ramp. Similar to the model building codes, the proposed ADAAG would require all *exit stairs* to meet the technical specifications for accessible stairs.

Beyond these critical changes, the subcommittee performed a general "housecleaning" of the ADAAG sections it reviewed, making permissive language mandatory, separating scoping provisions from the technical sections, and clarifying where and how accessible routes must be provided.

Brian Black is the director of building codes and standards at the Eastern Paralyzed Veterans Association, Buffalo, N.Y. and was chairman of the ADAAG Review Accessible Routes Subcommittee. □



New stairs at the University of Missouri Memorial Stadium, Columbia, Mo.

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In granting the dismissal, the court noted that the ADA states that anyone who owns, leases, or operates a place of public accommodation may not discriminate on the basis of disability. The court determined that this provision did not apply to the architectural firm since it did not own, lease or operate the facility. The court also noted that the architects were not covered under the provision that discrimination includes a failure to “design and construct” accessible facilities since they were not responsible for both the “design and construction” of the project.

Apparently not satisfied with that ruling, DOJ has filed a similar suit involving unobstructed sight lines on five other projects naming Ellerbe Becket as the defendant.

“It’s clear from the judge’s ruling that architects are not directly liable under the law,” said Gordon Wood, technical director at the Kansas City, Mo. office of Ellerbe Becket. “However, it didn’t say we don’t have to comply with the law. We still have a professional responsibility to our client to use our professional judgement to comply with laws. We are held to the standards of the industry. No one is trying to side step that issue.”

By trying to hold the architect responsible for compliance with the ADA, the DOJ is attempting to alter the traditional architect/client relationship. “They are trying to take the decision making power away from the person that holds the money stream,” said Wood. “The architect doesn’t control the budget. We make recommendations but the owner decides how he will spend his money. If the owner wants someone else to take responsibility, he is going to have to give up control.” Such relinquishing of control is not unheard of in the field. For example, an owner who doesn’t know anything about structural systems will rely on the architect’s opinion about what is necessary. But with the ADA, owners can and do read the law and may disagree with an architect’s opinion. “If the owner has a reasonable interpretation, what architect is going to argue with his client,” said Wood.

Complying with professional standards could prevent architects from being a DOJ target, said the American Institute of Architects’ associate general counsel David Perdue. Because the ADA is a civil rights law and not a building code, local building officials are not required to check for ADAAG compliance. “There is no mechanism for obtaining pre-

construction review to make sure plans adhere to the [ADA],” he said. AIA does not have specific recommendations for amendments to the ADA, Perdue said. However, DOJ has a “very inefficient and poor method of administering and obtaining the object of the act, which includes having accessible buildings.”

Wood agreed, “With the ADA, you can’t find good answers administratively.”

The Lancaster, Pa. architectural firm of Bradley, Chambers & Associates sought and believed it found the right answers through its state administrative process when it designed a medical office building in Hershey, Pa. Its design of the two-story building was reviewed for local code and ADA compliance and approved by the state’s Department of Labor and Industry.

The design included an elevator which the owners chose not to install because they thought no one would use it. According to Wylie Bradley, vice president of Bradley, Chambers & Associates, all the offices were on an accessible route even without the elevator. A waiver was granted by the state to forgo the installation of the elevator.

After the building was opened, a complaint was filed and a DOJ investigation was conducted. The missing elevator was one of the major violations noted by DOJ. Regardless of the state’s approval, according to Bradley, DOJ’s attitude was that “the architects are still responsible.”

Among the other violations his firm was cited for, according to Bradley, was a toilet that was supposed to be centered 18 inches from the wall but was actually 18 1/8 inches from the wall.

“The first section of [ADA Standards for Accessible Design] says all dimensions should fall within industry tolerances. Even the DOJ architect agreed that 18 1/8 inches from the wall was within industry tolerances. DOJ didn’t want to follow the book as it was written,” said Bradley.

“It’s wrong the way [the ADA] is being enforced,” said Bradley. “We didn’t violate anyone’s civil rights by having a toilet 18 1/8 inches from the wall instead of 18 inches from the wall. We’re not building pianos. DOJ is trying to bring construction down to the tolerances of piano building.”

Bradley said he was also cited for accessible route violations because the slope in the parking lot was not in compliance with the ADA. The citation was issued even though the parking lot was designed by

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“It’s clear from the judge’s ruling that architects are not directly liable under the law... However, it didn’t say we don’t have to comply with the law.”

Gordon Wood, technical director, Ellerbe Becket, Kansas City, Mo.

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a landscape architect hired directly by the owner.

The law's ambiguity has also caused Bradley problems. "The ADA is contradictory. Follow one part and you could be in violation of another part," said Bradley. He noted that Figure 28 in the Standards shows tank type toilets. Two toilets depicted in the illustration are in violation of Section 4.16.5 that calls for the flush valve to be on the wide side of the toilet area.

According to Bradley, his firm was the first to go through the DOJ pipeline. They elected to settle with the DOJ. "We couldn't afford to take our case to court. Our attorney said we had a 75 percent chance of winning, but the legal fees would be between \$35,000 and \$50,000. So we made a business decision to settle the case." The firm thought it could "beat the whole thing out of court" because it believed it was not guilty.

The case took two years to settle. In the end, Bradley said his firm "beat 99 percent" of the allega-

tions. "And what we didn't beat, we corrected," he said.

Bradley also expressed his frustration at DOJ's announcement of the agreement. He said he was told his firm was never considered guilty, that the \$8,000 his firm would pay wasn't a "fine," it was a settlement, and that there would be no public splash about the case. "The day I signed the settlement papers the Department of Justice sent a press release to the local paper and others saying that we were 'fined.'"

These days Bradley is worried that one employee's oversight will plunge him into another encounter with the DOJ. He noted that at the last couple of building openings, the first person through the door was a person with a disability and a tape measure.

"If it happens again, I will fire my staff and resign from the profession," he said.

Editor's note: Repeated phone calls to a DOJ spokesperson about this story were not returned. 

"If it happens again, I will fire my staff and resign from the profession."

Wylie Bradley, vice president, Bradley, Chambers & Associates, Lancaster, Pa.

An Accessible Needle in the Haystack of New York Hotels

A Closer Look at Manhattan Suites Hotels

Finding an accessible hotel guest room in New York City is often like trying to find a needle in a haystack. Most of the hotels in the city were built long before the Americans with Disabilities Act (ADA) went into effect. The readily achievable efforts of most properties to provide guest rooms and toilet facilities that are easily useable by travelers with disabilities leave much to be desired.

Nowhere is it as valuable to have a friend in the business as in New York hotels, which is exactly what people with disabilities have in the form of August Craanen at the Manhattan Suites Hotels. He has

worked tirelessly to renovate the many properties under his control for accessibility.

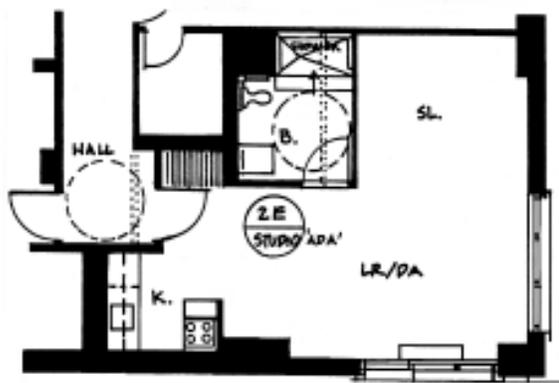
Each of his properties is an older building that was never designed to be accessible to guests with wheelchairs and some weren't even designed to be hotels. Craanen has found

down to earth ways of making his guest rooms not only useable by people who use wheelchairs but attractive and accommodating to all guests.

The entry to the Lyden Gardens Hotel has narrow, heavy double doors that each provide less than 32 inches of clear opening, the minimum required for wheelchair passage. He installed an automatic door opener that opens both doors at once. This eliminates the narrow entry problem and at the same time makes the doors easy to use for a person carrying suitcases, people using walkers or crutches, or someone who is simply exhausted from fighting the New York street and subway traffic. At the Lyden House Hotel, Craanen and his staff simply installed a doorbell (at an accessible height) that can be used to notify the front desk staff of any guest's arrival. This lets the staff provide the personal assistance Manhattan Suites Hotels are becoming famous for and at the same time acts as a simple after hours security precaution in a city that never sleeps.

Instead of spending a lot of money moving walls to make room for maneuvering space in the cramped guest room baths found in many of his properties, Craanen avoided the maneuvering problem by substituting a walk/roll-in shower for the

See An Accessible Needle, page 9



The Domont Suite after accessibility renovations.

Residential Remodeling and Universal Design: Making Homes More Comfortable and Accessible

Prepared by the National Association of Home Builders (NAHB) Research Center Inc. and Barrier Free Environments Inc. for the Department of Housing and Urban Development (HUD) Office of Policy Development and Research, this 114-page text offers "technical guidance on selecting and installing universal features during typical remodeling or rehabilitation projects." Further, it suggests products and designs conceived to create comfortable, functional environments for everyone regardless of age or ability.

The book defines universal design and outlines its functional and economical benefits. It includes some basic considerations for planning a residential remodeling project including knowing the specific needs of the person(s) for whom the modifications are intended; taking financial and/or structural constraints into account; finding simple, low-cost solutions to design challenges; and maintaining or increasing re-sale value.

Using graphics and detailed descriptions, the book focuses on particular areas of concern such as entrances, storage facilities, kitchens, bathrooms, and laundry rooms. Drawings show routine obstacles and difficulties that existed before utilizing universal design features, as well as the obvious improvements afterward. To order a copy or for more information, contact HUD USER at: P.O. Box 6091; Rockville, MD 20850; 301.251.5154 or 800.245.2691

Americans with Disabilities Act ADAPTING - Compliance and the Construction Industry, ADA Technical Information Packet

This five-binder set is a collection of materials designed to promote voluntary compliance with the Americans with Disabilities Act (ADA) among those in the construction field. The packet was compiled by the Home Builders Institute (HBI) with funding from a U.S. Department of Justice (DOJ) ADA technical assistance grant.

Binder 1 is an overview of and an introduction to the material. It explains how voluntary compliance with the law behooves businesses by enabling 49 million consumers with disabilities to have access to their goods and services.

Binder 2 contains materials pertaining to Title II of the ADA. *Title II Highlights* are in a bullet format

to assist the reader in finding answers.

Binder 3 provides materials pertaining to Title III of the ADA which affects non-profit and commercial businesses. It contains a booklet entitled *Code of Federal Regulations* and fact sheets about specific tax incentives for making establishments more accessible.

Binder 4 contains supplemental design information. Binder 5 contains the Americans with Disabilities Handbook.

For more information, contact Home Builders Institute, 1090 Vermont Ave., NW, Washington, DC 20005; phone 202.371.0600 (v); 202.371.6986(tty); fax 202.898.7777.

Homes for Everyone, Universal Design Principles in Practice

This publication, prepared for the U.S. Department of Housing and Urban Development by Steven Winter Associates Inc., showcases 16 projects from many parts of the United States. It illustrates the principle that accessibility in all types of housing makes good sense.

The projects represent well-designed, marketable and generally affordable examples of universal design in recently completed or proposed single-family housing. The book is full of sketches and photos that make the designs come alive for the reader. It uses quick reference symbols throughout indicating common features.

The case-studies in the book vary greatly. Some are recently built houses, some are remodeled structures, and others are works in progress. There are a few homes that are luxurious, but most are modest.

The projects share the successful, and in most cases seamless, integration of universal design features within the standard elements of the house, often with modest or no additional cost.

To order a copy or for more information, contact HUD USER at: P.O. Box 6091; Rockville, MD 20850; 301.251.5154 or 800.245.2691

It explains how voluntary compliance with the law behooves businesses by enabling 49 million consumers with disabilities to have access to their goods and services.



A renovated accessible kitchen from the Schultz residence.



? **Problem:** People who are very short, children, and those who use wheelchairs cannot see themselves in mirrors mounted on walls above lavatories and sinks.

TIP: Install a full length mirror in the restroom.

? **Problem:** Existing buildings often have doors located in hallways that have insufficient space on the pull side to allow a person who uses a wheelchair to approach, open and pass through the doorway.

TIP: Install a low cost electromechanical operator that will open the door upon activation of a sensor or button.

? **Problem:** As people age, they need more light to read. Many customers in romantic restaurants find that they cannot easily read the menu in the low lighting conditions .

TIP: By offering a small flashlight to people who need greater lighting levels, waiters can help assure satisfied customers.

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mittee reports dealt with swimming pools, sports facilities, places of amusement, and developed outdoor recreation areas. Although minor differences in technical specifications were found, there was general agreement among the various sources.

The project conducted a national telephone survey of people with disabilities to determine their swimming pools needs and preferences. The survey found that people with disabilities use swimming pools with some regularity. There was nearly unanimous agreement that at least one accessible means of entry and exit should be provided at all pools, and most believed that more than one accessible means should be provided. Subjects also clearly indicated that independent use was important to them. The preferred means of access were lifts, ramps, stairs, and zero depth entry. Stairs however were only preferred by those who were ambulatory. Ramps, zero depth entry, movable floors and lifts were the means of access most subjects would be willing to use at a pool. Yet, most of those who had previously used a movable floor would not be willing to use one again.

Researchers also conducted a national telephone

survey of professionals involved with swimming pool operation. The sample included swimming pool operators, pool managers, aquatic directors, adaptive aquatics instructors, and aquatic therapists. The results supported an earlier finding that people with disabilities account for 14 percent of pool users. Seventy-three percent of the respondents indicated that each of the pools operated by their agencies had at least one accessible means of entry for people with disabilities and 48 percent reported more than one. Stairs, lifts, ramps, and zero depth entry were the means of access most frequently found at pools.

Pool access methods were tested on-site by observing people with disabilities using the devices. Entering was perceived as easier than exiting swimming pools using each of the means. There were significant differences between ambulatory and non-ambulatory subjects. Most of the designs and devices were significantly easier to use by ambulatory than by non-ambulatory subjects. Only lifts and transfer steps were easier for non-ambulatory subjects. Non-ambulatory subjects who required assistance in transfers were unable to use the transfer steps. Each of the designs and devices had specific problems.

The report made 76 recommendations for what should be provided at all newly constructed pools:

- At least one accessible means of water entry/exit located on an accessible route.
- Swimming pools with more than 300 linear feet of pool wall should have at least two accessible means of water entry/exit located on accessible routes.
- When only one accessible means of water entry is provided, it should be a lift, wet ramp, or zero depth entry.
- When a second accessible means of water entry/exit is provided, it should be a transfer wall, transfer steps, movable floor, stairs, swimming pool lift, wet ramp, or zero depth entry. Lifts, wet ramps, and zero depth entry may not be used as a second accessible means of water entry/exit if the same means is used as the first accessible means.
- Recommendations were also made for each of the identified designs and devices as well as for spas and wading pools.

Copies of the study report are available from the National Center on Accessibility at 5020 S.R. 67 N., Martinsville, IN 46151; phone 800.424.1877 (v/tty). The executive summary and bibliography are available on the web at <http://www.indiana.edu/~nca/>.

Ed Hamilton, Ph.D is the director of research at the National Center on Accessibility, Martinsville, Ind. 

*Universal Design
 Newsletter provides
 a one-year free
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 tip which we
 publish. We look
 forward to receiving
 and publishing your
 design tips.*

Shower Transfer Bench

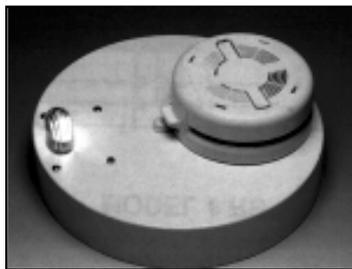
The Access-Able Designs Inc. Shower Transfer Bench is a heavy-duty device designed for permanent installation in showers and tubs. This bench is secured both to the wall and the floor to provide greater user capacity than most standard benches. The unit extends beyond the edge of the tub or shower to eliminate gaps during transfers. Designed for commercial installations such as hotels, gyms, and dormitories, the solid plastic bench folds up against the wall when not in use and the stainless steel legs automatically extend when the bench folds down. Padded models that can be adapted to meet individual needs are available for residential installations. Accessories and available options include roll bars, safety belts, additional reinforcement for expanded weight capacity, taller backs, and longer fronts.



Designed for commercial installations such as hotels, gyms, and dormitories, the solid plastic bench folds up against the wall when not in use and the stainless steel legs automatically extend when the bench folds down. Padded models that can be adapted to meet individual needs are available for residential installations. Accessories and available options include roll bars, safety belts, additional reinforcement for expanded weight capacity, taller backs, and longer fronts.

Smoke Detector/Strobe System

The Smoke Detector/Strobe System for the Hearing Impaired (Models HI and HIB) from ADA Enterprises Inc., are patented units that combine a hard-wired smoke detector with a 120-candela strobe light that flashes at an irregular interval rate of 75 flashes per minute. The units also have the capability to connect to and activate other smoke detectors and remote strobe units. Designed to be installed in place of an existing light fixture, the smoke detectors require no additional wiring.



The New Products column was provided by the ABLEDATA project, a computerized database of information on assistive equipment which is funded by the National Institute on Disability and Rehabilitation Research and is administered by Macro International, Inc., Silver Spring, MD.

ULTimate CaptionWorks®

ULTimate CaptionWorks, from Universal Learning Technology, is a multimedia open captioning system designed to enable almost anyone to create open captions to provide access to videos for people with hearing disabilities for playback on a standard VCR. Because the system uses an overlay technology, the captioning is not limited to the single font, single color combination available with most captioning. The system enables the user to use word-processing, clip art, and graphics techniques to create captions. Captions may be placed anywhere on the screen in any color, font, style or size. The system also includes drawing tools for on-screen graphic creation. Consequently, text may be placed in speech bubbles to identify speakers or within graphics to provide visual cues or emphasis. CaptionWorks requires a Macintosh 040 or above or a Power PC with a second video card, two monitors, an overlay box, two VCRs, and video cables.

An Accessible Needle, from page 6

tub. This created a European look and feel to the bathrooms and provided clear floor area for people who need extra space to maneuver.

So how did Craanen come up with these cost effective accessibility solutions? Experience, experience, experience!

Craanen has called upon his many years of experience in maintaining properties and renovating hotel guest rooms, careful study of the technical criteria found in the Americans with Disabilities Act Standards for Accessible Design (Standards), and most importantly a personal understanding of how people with disabilities operate in residential facilities. Craanen's father spent the last years of his life using a wheelchair. Living with a family member who had a disability gave Craanen a first-hand experience of the difficulties, frustrations, and possibilities experienced by people who must use a wheelchair. His experience in the lodging industry has taught him how to balance operations with facility improvements to provide the best hospitality possible for travelers, while minimizing costs to his properties' owners. While these older Manhattan Suite Hotel properties may not meet all of the Standards new construction criteria they certainly show what can be done by a concerned company that understands the business, the people and the reasons for accessible hospitality.

Access-Able Designs Inc.

2851 Elderwood Road
Salem, VA 24153
540.389.7530

ADA Enterprises Inc.

9 Abbey Lane
P.O. Box 768
Middleboro, MA 02345
508.947.9880
Fax 508.947.2247

Universal Learning Technology

39 Cross Street
Peabody, MA 01960
508.538.0036
Fax 508.531.0192

Out With the Old, In With the New

ADAAG Proposed Revisions Released

The long awaited proposed revisions to the Americans with Disabilities Act Accessibility Guidelines (ADAAG) have been released. Here are a few of the changes likely to affect designers and facility owners if the new proposed document is adopted as written. Note: these are proposed and should not be used until they become final. Finalization of these changes could take two years.

Proposed Changes to ADAAG			
Subject	Old ADAAG	New ADAAG	Discussion
Scoping	4.1.1(1)	201.1	All buildings and facilities must be accessible unless otherwise specified by Chapter 2 (scoping).
Elevators	4.1.3(5)	206.7	If an element is modified in an existing elevator, all other elevators that respond to the same call buttons must have their corresponding elements modified.
Raised Platforms	----	206.2.7	A curb or rail will be required around every meeting, temporary raised stage or platform.
Elevators	4.1.3(9)	207.2	The proposal recommends fire safe elevators when four or more stories above grade. (This would require hoist way & lobby pressurization, etc.)
Assembly Seating	4.33.3	221.2	Wheelchair space clusters are intended to address dispersion and help ensure comparable lines of sight.
Range of Reach	4.2.5	308	The reach range for front or side approach will be 48" maximum and 15" minimum AFF. Obstructed reach is 48" maximum if less than 10" horizontal obstruction & 46" for 10" to 24" horizontal obstructions.
Assistive listening	4.1.3(19)(c)	219.2	Any facility with fixed seats and an audio system will require an assistive listening device. This includes a bar or restaurant with fixed seats and a background music system.
Door thresholds	4.13.12.6	404.3.3	3/4" thresholds will no longer be allowed at sliding doors, 1/4" abrupt and 1/2" maximum will be allowed everywhere.
Detectable warnings	4.29.2.1	705	Truncated domes or their equivalent will be required only on the edges of transit platforms, but not on curb ramps.

Copies of the Federal Advisory Committee recommendations for changes to ADAAG are available from the Architectural & Transportation Barriers Compliance Board at 800.USA.ABLE.

For more information
about the proposed
changes, contact
Universal Designers
& Consultants Inc. at
1700 Rockville Pike,
Suite 110, Rockville,
MD20852; phone
301.770.7890 (v/tty);
fax 301.770.4338.



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Events to be placed in the UDN Calendar must be submitted to the editor two months before the publication date.

Jan 9-10: US Architectural & Transportation Barriers Compliance Board will meet to discuss and review its research and regulatory activities. The meeting will be held in Washington, DC. For more information, call 202.272.5434.

March 11-12: US Architectural & Transportation Barriers Compliance Board will meet to discuss and review its research and regulatory activities. The meeting will be held in Washington, DC. For more information, call 202.272.5434.

April 5-6: National Kitchen & Bath Association Conference in Chicago will feature a presentation on Kitchen & Bath Planning Beyond the Baby Boom. For more information, contact NKBA at 908.852.0033.

April 16-18: American Hotel & Motel Association will hold its annual convention in Washington, DC and will include a ses-

sion on recent developments in the ADA and their implications for hotel and motel properties. For more information, contact AH&MA at 202.289.3100.

April 24-28: American Association of Museums will hold its annual convention in Atlanta and will present a seminar on museum accessibility. For more information, contact AAM at 202.289.1818.

May 4-7: ErgoCon '97 is the Silicon Valley Ergonomics Institute conference and exhibition held in Palo Alto, CA. It is an interdisciplinary event that allows attendees to examine and discuss state-of-the-art ergonomic technologies and workplace innovations. For more information, contact ErgoCon '97 at 408.924.4132

June 12-13: American Institute of Architects will hold an ADA conference in Washington, DC. For more information, contact the AIA at 202.626.7300. 

Universal Design
NewsLetter
1700 Rockville Pike
Suite 110
Rockville, MD
20852

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