

Commonwealth of Massachusetts Massachusetts Office On Disability



Advanced CAM Training

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- ✓ MOD Overview
- ✓ Analyzing the Building
- ✓ Codes that Apply
- ✓ How to Survey a Building
 - ✓ Examples
 - ✓ Questions



MOD Overview



Massachusetts Office on Disability (MOD) serves as a resource to state agencies, municipalities, and members of the general public by providing information, guidance, and training on matters concerning disability-related civil rights, equal access, and opportunity.



MOD Overview (continued)



Massachusetts General Law Chapter 6, Sections 185-189: Establishes MOD and outlines its mission to, “bring about full and equal participation of people with disabilities in all aspects of life in a manner that fosters dignity and self-determination.”

Through Executive Order 592 MOD is established as the Executive Branch’s designated ADA and Rehabilitation Act Coordinator responsible for advising, overseeing and coordinating compliance with state and federal laws protecting the rights of persons with disabilities.



MOD's Duties and Functions



Duties & Functions:

- ADA Coordinator for Executive Branch of State Government (Executive Order 592)
- Member of Architectural Access Board (MAAB) (MGL Ch. 22, Sec 13A)
- Administer Municipal ADA Improvement Grant
- Technical Advisor to Local Commissions on Disability
- Client Assistance Program (CAP)
- Personal Emergency Preparedness Program
- State Affiliate to New England ADA Center



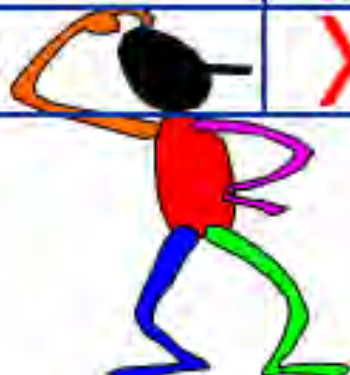
What Needs to be Considered



What Type of Building?

Which Regulations May Apply?

	Title II	Title III	AAB 1968	AAB 1975 or Later	2010 Standards
Private Business	X	✓	X	✓	✓
Religious Building	X	X	X	✓	X
State Building	✓	X	✓	✓	✓
Municipal Building	✓	X	✓	✓	✓
Private Club	X	X	X	?	X
Federal Building	X	X	X	X	✓





What Information Needs to be Gathered?

Type of Information to Gather:	How to Obtain:
Name and Exact Address of Organization	Check website, the phone book, or call the Organization
Name, Address, Phone of Owner/Manager	Check Online Assessor's Property Database (exact street address is required), Call the Assessor's Office (exact street address is required), or Call the Organization
Permit Date for Original Construction	Check Online Assessor's Property Database (exact street address is required) or Call the local Building Department
Renovations, Permit Dates, Amounts	While some items may be listed on the Assessor's Property Card, call the local Building Department
Tax Assessed Value (if Renovations Done)	Check Online Assessor's Property Database (exact street address is required) or Call the local Assessor's Office.
NOTE: Often times, much of the information may be found by visiting the municipal website.	



Information Worksheet: Part 1

Name of the Organization:	
Exact Street Address:	
Number of Stories:	
Name, Address, Phone Number of Current Owner/Manager:	
Permit Date for Original Construction:	
Building Type:	Potential Obligations:
If this is a Private Business	ADA Title III Obligations and/or AAB Obligations
If this is a State, County or Local Government	ADA Title II Obligations and/or AAB Obligations
If this is a Religious Organization	AAB Obligations



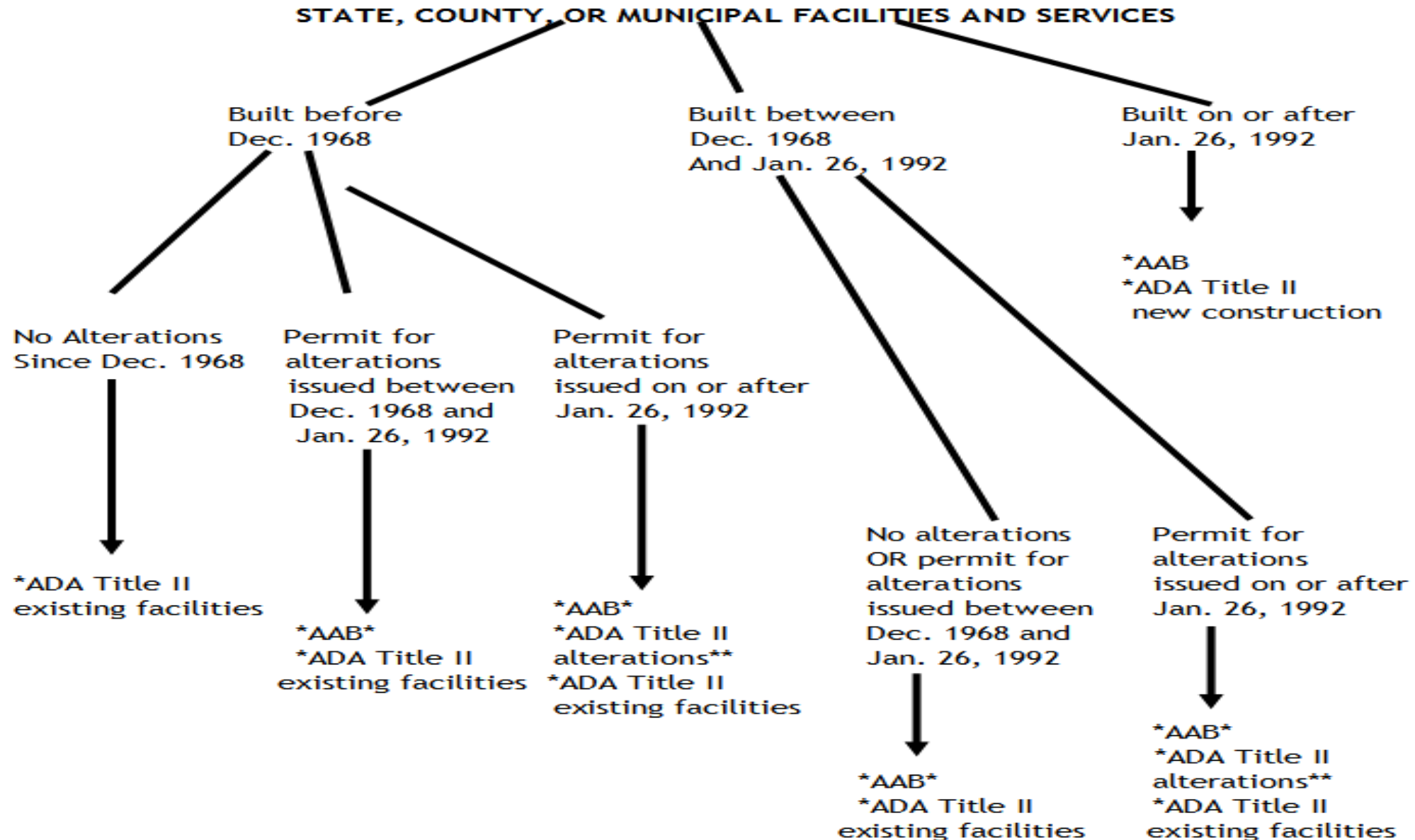


Information Worksheet: Part 2

Have any Renovations Been Done:	Yes or No
If yes: Permit Date	Dollar Amount
Permit 1:	\$:
Permit 2:	\$:
Permit 3:	\$:
If Renovations Have Been Done:	
Tax Assessed Value at Time of Permit	\$:
Have Renovations Been Done to a Primary Function Areas Since January 26, 1993 (Title II) or January 26, 1993 (Title III)	Yes or No
Is the Organization Receiving Federal Financial Assistance? (If yes, the Organization May Need to Comply with Section 504. Contact the Massachusetts Office on Disability for Further Information.)	Yes or No

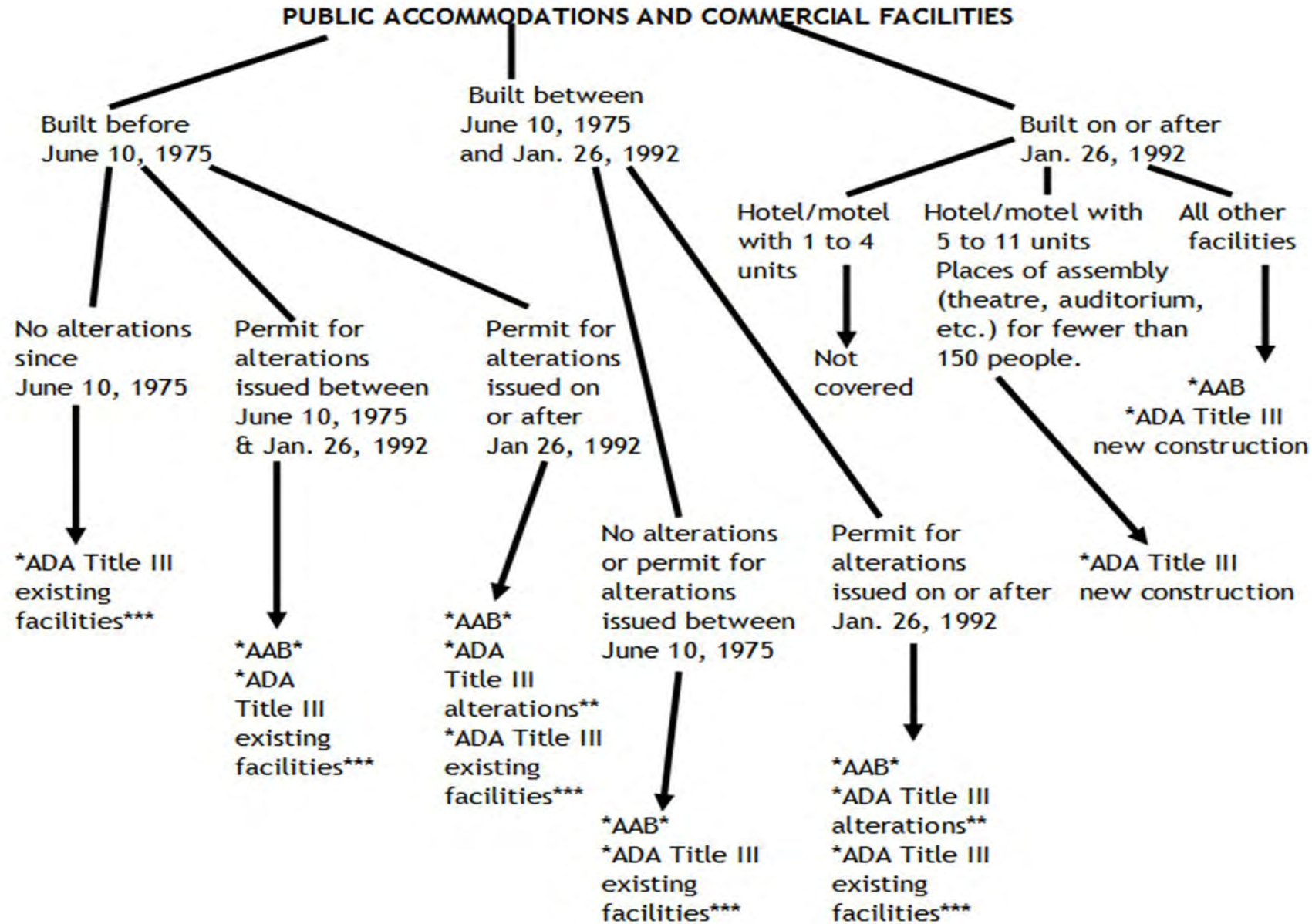


State, County, or Municipal Facilities and Services: Flow Chart





Public Accommodations and Commercial Facilities: Flow Chart





Determine Which Regulations Apply



☐ **AAB**

☐ **ADA Title II: Existing Facilities**

☐ **ADA Title II: New Construction or Alterations**

☐ **ADA Title III: Existing Facilities**

☐ **ADA Title III: New Construction or Alterations**

☐ **2010 Standards: New Construction or Alterations (effective 3/15/12)**





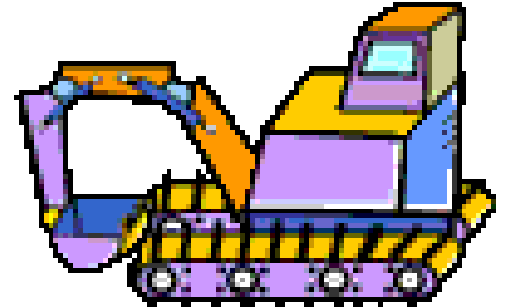
New Construction and Alterations



Americans with Disabilities Architectural Guidelines:

- **January 26, 1992:**
State and Local Governments (Title II)

- **January 26, 1993:**



Places of Public Accommodation and Commercial Facilities (Title III)

- **March 15, 2012:**

Federal Buildings, Title II and Title III Entities undergoing new construction or alterations.

(Public **and** Employee Areas)



Americans with Disabilities Act (ADA)

- Altered portion must comply PLUS if alterations are made to a "primary function area":
- **Provide an accessible path of travel to the primary function area, AND**
- An accessible toilet room, phone and drinking fountain serving that primary function area (if provided).
- **Provide an accessible path of travel to the extent those accessibility costs do not exceed 20% of the cost of the alteration to the primary function area.**
 - **Costs more than 20% are considered "disproportionate".



Massachusetts Architectural Access Board Regulations (MAAB 521-CMR)



(Part of the Massachusetts Building Code [triggered by work])

➡ 1968 (Publicly Funded Only)

➡ 1975

➡ 1977

➡ 1982

➡ 1987

➡ 1996

➡ 1998

➡ 2002

➡ 2006

(Does not cover "employee only" areas)

Facility Should Comply with Regulations at Date of Building Permit



If Organization is Under AAB Jurisdiction (June 10, 1975 – September 1, 1996)

If Facility has undergone renovations between June 10, 1975 – September 1, 1996

Cost of Renovations Over a 2-Year Period

Parts of Facility that Must Comply

Less than 25% Tax Assessed Value and Less than \$50,000

Only Renovated Part Must Comply

Less than 25% Tax Assessed Value and \$50,000 or More

Renovated Parts Must Comply, PLUS, a Provision of an Accessible Entrance and an Accessible Restroom (if the Restroom is Available for the Public.)

Over 25% Tax Assessed Value (regardless of cost)

Entire Building Must Comply





If Organization is Under AAB Jurisdiction (September 1, 1996 - Present)



**If Facility has undergone renovations since September 1, 1996
For Construction Done Between February 23, 1996 & September 1, 1996:
Check to See Which Set of Regulations Were Used.**

Cost of Renovations Over a 3-Year Period	Parts of Facility that Must Comply
Less than 30% Tax Assessed Value and Less than \$100,000	Only Renovated Part Must Comply
Less than 30% Tax Assessed Value and \$100,000 or More	Renovated Parts Must Comply, PLUS, a Provision of an Accessible Entrance and an Accessible Restroom, Telephone, and Drinking Fountain (if the Restroom, Telephones and Drinking Fountains are Provided to the Public.)
Over 30% Tax Assessed Value (regardless of cost)	Entire Building Must Comply





Other Scoping Points – Alterations by a Tenant

Section 3.3.4 - Alterations by a tenant do not trigger the requirements of 521 CMR 3.3.1b (over \$100k but under 30%) and 3.3.2 (new construction) for other tenants. However, alterations, reconstruction, remodeling, repairs, construction, and changes in use falling within 521 CMR 3.3.1b and 3.3.2, will trigger compliance with 521 CMR in areas of public use, for the owner of the building.





Other Scoping Points – Exempted Work

AAB

Exception to Section 3.3.1: Whether performed alone or in combination with each other, the following types of *alterations* are not subject to **521 CMR 3.3.1**, unless the cost of the work exceeds \$500,000 or unless work is being performed on the entrance or toilet. (When performing exempted work, a memo stating the exempted work and its costs must be filed with the permit application or a separate building permit must be obtained.)

- Curb Cuts: The construction of *curb cuts* shall comply with **521 CMR 21.00: CURB CUTS**.
- *Alteration* work which is limited solely to electrical mechanical, or plumbing systems; to abatement of hazardous materials; or retrofit of automatic sprinklers **and** does not involve the *alteration* of any *elements* or *spaces* required to be *accessible* under 521 CMR. Where electrical outlets and controls are altered, they must comply with 521 CMR.
- Roof repair or replacement, window repair or replacement, repointing and masonry repair work.
- Work relating to septic system repairs, (including Title V, 310 CMR 15.00, improvements) site utilities and landscaping.

This only applies to the less than 30% of assessed value, but over \$50,000/\$100,000 scoping requirement.**

****NOTE:** *In 1996, the way the regulations were written, the exemption does continue to apply even if the spending exceeds 30%.*



Other Scoping Points – Change in Use (MAAB only)

3.4 - CHANGE IN USE

When the use of a *building* changes from a private use to one that is open to and used by the public, an *accessible entrance* must be provided, even if no work is being performed. When a portion of a *building* changes use from a private use to one that is open to and used by the public, then an *accessible route* must be provided from an *accessible entrance* even if no work is being performed.

3.4.1 - RESERVED FOR FUTURE ACTION:

Changes in use, from private to public, in private residential homes where no work is being performed.





Other Scoping Points – Maintenance of Accessible Features



MAAB:

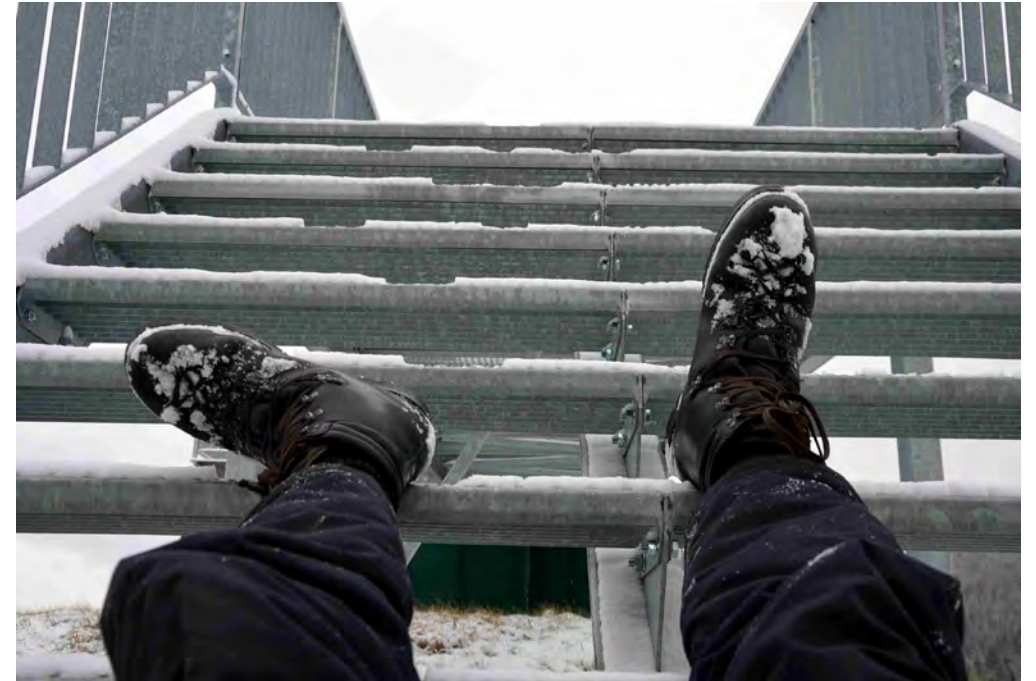
2.6 - MAINTENANCE OF ACCESS FEATURES:

At all times, accessibility features must be maintained and fully operational. (i.e., access aisles kept clear at all times, mechanical devices be kept in operating condition, etc.).

ADA Design Standards:

Maintenance of Accessible Features:

The ADA, requires the same as the MAAB; however, this requirement is not within their Design Standards, rather, this obligation is mentioned under the establishing language under Title II and Title III, as posted within the Federal Register.





Other Scoping Points - Historic Buildings



3.9 - HISTORIC BUILDINGS

An historic building or facility that is listed or is eligible for listing in the National or State Register of Historic Places or is designated as historic under appropriate state or local laws may be granted a variance by the Board to allow alternate accessibility. If a variance is requested on the basis of historical significance, then consultation with the Massachusetts Historical Commission is required in order to determine whether a building or facility is eligible for listing or listed in the National or State Register of Historic Places. The Massachusetts Historical Commission may request a copy of the proposed variance request and supporting documentation to substantiate the variance request and its effect on historic resources. A written statement from the Massachusetts Historical Commission is required with the application for variance.





Other Scoping Points – Temporary Structures

3.10 - TEMPORARY STRUCTURES

Temporary buildings or facilities, including but not limited to reviewing stands, temporary classrooms, bleacher areas, exhibit areas, temporary banking facilities, temporary health screening services, or temporary pedestrian passageways around a construction site, **shall comply with 521 CMR.** Structures, sites and equipment directly associated with the actual processes of construction, such as scaffolding, bridging, materials hoists, or construction trailers, need not apply.





Working Worksheet Example

Tier	ADA	MAAB
Tier 1 – Codes at Original Date of Construction (ODOC)	<input type="checkbox"/> None <input type="checkbox"/> 1991 ADA Design Standards <input type="checkbox"/> 2010 ADA Design Standards	See Slide 14 for MAAB Code Years <input type="checkbox"/> None <input type="checkbox"/> Code Year _____
Tier 2 – If Renovations/Alterations Have Occurred since ODOC, Which Codes Triggered	<input type="checkbox"/> None <input type="checkbox"/> 1991 ADA Design Standards <input type="checkbox"/> 2010 ADA Design Standards <i>Additional Scoping:</i> <input type="checkbox"/> Historic <input type="checkbox"/> If Primary Function Area Altered; 20% rule applies. <input type="checkbox"/> Maintenance of Accessible Features	<input type="checkbox"/> None <input type="checkbox"/> Code Year _____ <i>Additional Scoping:</i> <input type="checkbox"/> Maintenance of Accessible Features <input type="checkbox"/> Historic <input type="checkbox"/> Change in Use <input type="checkbox"/> Work Performed <input type="checkbox"/> \$50k/\$100k but under 25%/30% <input type="checkbox"/> Over 25%/30% <input type="checkbox"/> <i>Exemptions Apply?</i> __Y __N (Remember the 1996 30% rule regarding exemptions)
Tier 3 – Additional Obligations <small>DRAFT: For educational purposes only. Does not constitute legal advice.</small>	<input type="checkbox"/> Title II – Programmatic Access <input type="checkbox"/> Title III – Readily Achievable Barrier Removal	Not Applicable



Scoping Example 1 (slide 1 of 3)



Single-story town library building built in 1967.

- Entrance has two steps.
- The library occupies the entire building.
 - Inaccessible public toilet rooms.
- Alterations made in 1999 equaling \$85,000 (non-exempted work).
 - Assessed Value in 1998: \$850,000.

What is required?



Scoping Example 1 (slide 2 of 3)



Single-story town library building built in 1967.

- Entrance has two steps.
- The library occupies the entire building.
 - Inaccessible public toilet rooms.
- Alterations made in 1999 equaling \$85,000 (non-exempted work).
 - Assessed Value in 1998: \$850,000.

What is required?

AAB

Alterations must comply.

Why?

- \$85,000 only equals 10% of assessed value.
 - Under \$100,000.



Scoping Example 1 (slide 3 of 3)



Single-story town library building built in 1967.

- Entrance has two steps.
- The library occupies the entire building.
 - Inaccessible public toilet rooms.
- Alterations made in 1999 equaling \$85,000 (non-exempted work).
 - Assessed Value in 1998: \$850,000.

What is required?

AAB

Alterations must comply.

Why?

- \$85,000 only equals 10% of assessed value.
 - Under \$100,000.

ADA

- Alterations must comply PLUS,
- No more than 20% for accessible entrance, path to the services and accessible toilet room. This would mean a spending of \$17,000 towards accessibility.
- Other portions of the building are subject to Title II Programmatic Access (PA)



Scoping Example 1a (slide 1 of 3)



Single-story building built in 1967.

- Entrance has two steps.
- 1 Business for entire building.
- Inaccessible public toilet rooms.
- Alterations made in 1999 equaling \$350,000 (non-exempted work).
 - Assessed Value in 1998: \$850,000.

What is required?



Scoping Example 1a (slide 2 of 3)



Single-story building built in 1967.

- Entrance has two steps.
- 1 Business for entire building.
- Inaccessible public toilet rooms.
- Alterations made in 1999 equaling \$350,000 (non-exempted work).
 - Assessed Value in 1998: \$850,000.

What is required?

AAB

Entire building would need to comply with the 1998 MAAB.

Why?

- \$350,000 equals 41% of assessed value.



Scoping Example 1a (slide 3 of 3)



Single-story building built in 1967.

- Entrance has two steps.
- 1 Business for entire building.
- Inaccessible public toilet rooms.
- Alterations made in 1999 equaling \$350,000 (non-exempted work).
 - Assessed Value in 1998: \$850,000.

What is required?

AAB

Entire building would need to comply with the 1998 revision of the MAAB.

Why?

- \$350,000 equals 41% of assessed value.

ADA

- Alterations must comply PLUS,
- No more than 20% for accessible entrance, path to the services and accessible toilet room. This would mean a spending of \$70,000 towards accessibility.
- Other portions of the building are subject to TIII Readily Achievable Barrier Removal (RABR).



Scoping Example 2 (slide 1 of 3)



Single-Story, 3 Tenanted Businesses in 1 Building built in 1983.

- One (1) Entrance into common foyer, leading to 3 businesses inside (each with 1000 sq ft).
 - Total square footage of the building is 4000 sq. ft.
 - Public toilet rooms and drinking fountains provided in common foyer.
- Alterations to 1 business, made in 2007, equaled \$28,000 of non-exempt work.
 - Assessed Value in 2006 for entire building: \$400,000.

What is required?



Scoping Example 2 (slide 2 of 3)



Single-Story, 3 Tenanted Businesses in 1 Building built in 1983.

- One (1) Entrance into common foyer, leading to 3 businesses inside (each with 1000 sq ft).
 - Total square footage of the building is 4000 sq. ft.
- Public toilet rooms and drinking fountains provided in common foyer.
- Alterations to 1 business, made in 2007, equaled \$28,000 of non-exempt work.
 - Assessed Value in 2006 for entire building: \$400,000

What is required?

AAB

- Compliance with 1982 MAAB regulations – entire building.
- Partial Application: Value of tenant space is \$100,000.
- Since under 30% of value of tenant space and cost is under \$100,000:
Only alterations are required to comply.



Scoping Example 2 (slide 3 of 3)

Single-Story, 3 Tenanted Businesses in 1 Building built in 1983.

- One (1) Entrance into common foyer, leading to 3 businesses inside (each with 1000 sq ft).
 - Total square footage of the building is 4000 sq. ft.
- Public toilet rooms and drinking fountains provided in common foyer.
- Alterations to 1 business, made in 2007, equaled \$28,000 of non-exempt work.
 - Assessed Value in 2006 for entire building: \$400,000

What is required?

AAB

- Compliance with 1982 MAAB regulations – entire building.
 - Partial Application: Value of tenant space is \$100,000.
- Since under 30% of value of tenant space and cost is under \$100,000:
 - Only alterations are required to comply.

ADA

- Alterations must comply PLUS,
- No more than 20% for **tenants'** accessible entrance, path to the services, accessible toilet room, and accessible drinking fountain. This would mean a spending of \$5,800 towards accessibility.
- Other portions of the building are subject to TIII Readily Achievable Barrier Removal (RABR)



Scoping Example 2a (slide 1 of 3)



Same Single-Story, 3 Tenanted Businesses in 1 Building built in 1983.

- One (1) Entrance into common foyer, leading to 3 businesses inside (each with 1000 sq ft).
 - Total square footage of the building is 4000 sq. ft.
 - Public toilet rooms and drinking fountains provided in common foyer.
- Alterations to 1 business, made in 2007, equaled \$91,000 of non-exempt work.
 - Assessed Value in 2006 for entire building: \$400,000.

What is required?



Scoping Example 2a (slide 2 of 3)



Same Single-Story, 3 Tenanted Businesses in 1 Building built in 1983.

- One (1) Entrance into common foyer, leading to 3 businesses inside (each with 1000 sq ft).
 - Total square footage of the building is 4000 sq. ft.
- Public toilet rooms and drinking fountains provided in common foyer.
- Alterations to 1 business, made in 2007, equaled \$91,000 of non-exempt work.
 - Assessed Value in 2006 for entire building: \$400,000.

What is required?

AAB

- Compliance with 1982 MAAB regulations – entire building.
- Partial Application: Value of tenant space is \$100,000.
 - Since over 30% of value of tenant space,
 - Alterations must comply, PLUS
- All Common Space must comply. This would include entrance, parking, restrooms and drinking fountains.



Scoping Example 2a (slide 3 of 3)

Same Single-Story, 3 Tenanted Businesses in 1 Building built in 1983.

- 1 Entrances into common foyer leading to 3 businesses inside (each with 1000 sq ft).
 - Public toilet rooms and drinking fountains provided in foyer area.
 - Assessed Value: \$300,000
- Alterations to 1 business, made in 2007, equaling \$91,000 (non-exempted work).

What is required?

AAB

- Compliance with 1982 MAAB regulations – entire building.
- Partial Application: Value of tenant space is \$100,000.
 - Since over 30% of value of tenant space,
 - Alterations must comply, PLUS
- All Common Space must comply. This would include entrance, parking, restrooms and drinking fountains.

ADA

- Alterations must comply PLUS,
- No more than 20% for **tenants'** accessible entrance, path to the services, accessible toilet room, and accessible drinking fountains. This would mean a spending of \$18,200 towards accessibility.
- Other portions of the building are subject to TIII Readily Achievable Barrier Removal (RABR)



Scoping Example 3 (slide 1 of 3)

Single-Story, 3 Tenanted Businesses in 1 Building built in 1845.

- One (1) Entrance into common foyer, leading to 3 businesses inside (each with 1000 sq ft).
 - Total square footage of the building is 4000 sq. ft.
- Public toilet rooms and drinking fountains provided in common foyer.
- The building owner replaced the roof in 2019 at a cost of \$125,000.
 - No other work was done at that time.
- This building is registered as an historic property in Massachusetts.
 - Assessed Value in 2018 for entire building: \$400,000.

What is required?



Scoping Example 3 (slide 2 of 3)



Single-Story, 3 Tenanted Businesses in 1 Building built in 1845.

- One (1) Entrance into common foyer, leading to 3 businesses inside (each with 1000 sq ft).
 - Total square footage of the building is 4000 sq. ft.
- Public toilet rooms and drinking fountains provided in common foyer.
- The building owner replaced the roof in 2019 at a cost of \$125,000.
 - No other work was done at that time.
- The building is registered as an historic property in Massachusetts.
 - Assessed Value in 2018 for entire building: \$400,000.

What is required?

AAB

- The work performed in 2019, by the property owner, exceeded 30% of the building.
 - The work that was performed was exempted work.
- Since the exempted work in 2019 exceeded 30% of the assessed value of the entire building, the entire building would need to comply with the 2006 revision.
 - Any variances sought for historical purposes, must follow the historic variance process.



Scoping Example 3 (slide 3 of 3)



Single-Story, 3 Tenanted Businesses in 1 Building built in 1845.

- One (1) Entrance into common foyer, leading to 3 businesses inside (each with 1000 sq ft).
 - Total square footage of the building is 4000 sq. ft.
- Public toilet rooms and drinking fountains provided in common foyer.
- The building owner replaced the roof in 2019 at a cost of \$125,000.
 - No other work was done at that time.
- The building is registered as an historic property in Massachusetts.
 - Assessed Value in 2018 for entire building: \$400,000.

What is required?

AAB

- The work performed in 2019, by the property owner, exceeded 30% of the building.
 - The work that was performed was exempted work.
- Since the exempted work in 2019 exceeded 30% of the assessed value of the entire building, the entire building would need to comply with the 2006 revision.
 - Any variances sought for historical purposes, must follow the historic variance process.

ADA

- As work was done to the roof, and no other work was performed, no additional responsibilities are required.
- All portions of the building are subject to TIII Readily Achievable Barrier Removal (RABR)



ADA Checklist Link



ADA Checklist for Existing Facilities

Based on the 2010 ADA Standards for Accessible Design



Produced by
Institute for Human Centered Design
www.HumanCenteredDesign.org

www.ADAchecklist.org
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ADA National Network
www.ADAta.org

Questions on the ADA 800-949-4232 voice/tty
Questions on checklist 617-695-0085 voice/tty
ADAinfo@NewEnglandADA.org

WWW.ADAChecklist.org

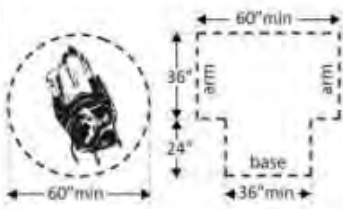
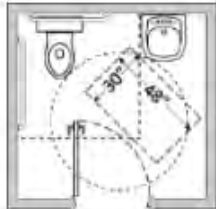



ADA Checklist Excerpt



ADA Checklist for Existing Facilities

Priority 3 – Toilet Rooms

3.17 Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	<input type="checkbox"/> Yes <input type="checkbox"/> No Measurement:		Photo #:	<ul style="list-style-type: none">• Move or remove partitions, fixtures or objects such as trash cans• •
3.18 In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	<input type="checkbox"/> Yes <input type="checkbox"/> No Measurement:		Photo #:	<ul style="list-style-type: none">• Reverse door swing• Alter toilet room•
3.19 If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?*[603.3]	<input type="checkbox"/> Yes <input type="checkbox"/> No Measurement: <input type="checkbox"/> Yes <input type="checkbox"/> No Measurement:		Photo #:	<p>* If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required</p> <ul style="list-style-type: none">• Lower the mirror• Add another mirror•



Site Visit – What to Survey



► **PARKING**

► **PATH OF TRAVEL**

► **ENTRANCE**

► **ROOM SPACES**

► **RESTROOMS**

► **EVERYTHING ELSE**

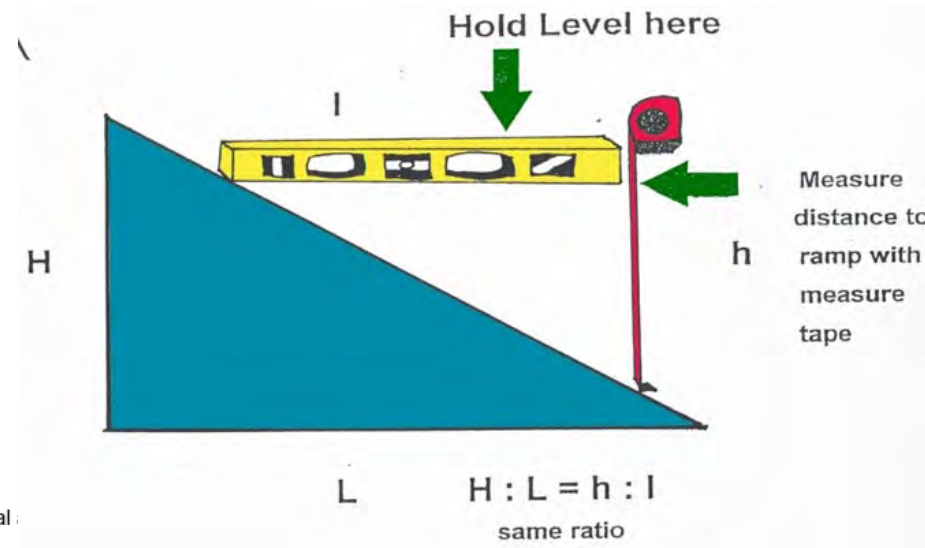




Site Visit – How to Measure Slopes

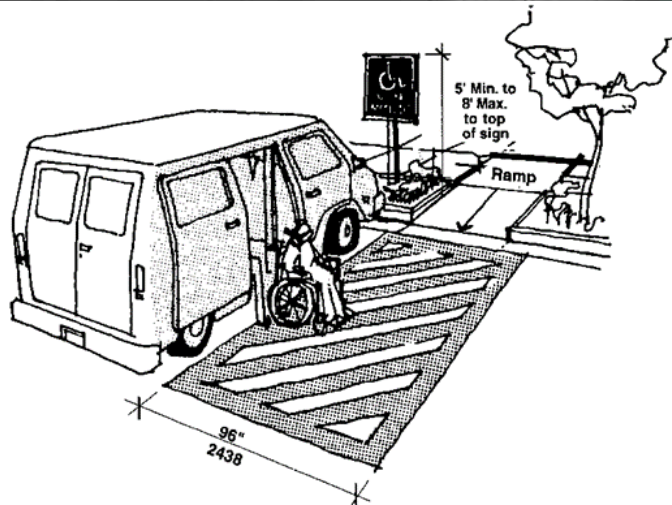
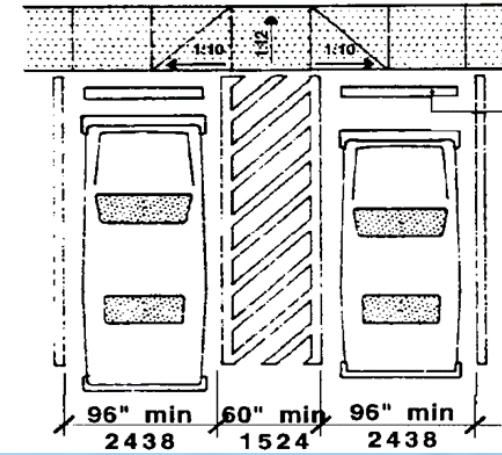
Common Slope Conversions Using a 2-Foot Level:

- ▶ The codes state: X inch(es) of rise for Y inches of run.
- ▶ To convert the code requirements (**bolded**) to use with a 2-foot (24-inch) level, see below for the inch(es) of rise allowed within a 24-inch run segment, along with some examples of where those slopes are required.
 - ✓ **1":12"** = 2":24" = 8.3% - Ramps, Curb Cuts
 - ✓ **1":20"** = 1 1/4":24" = 5% - Walkways, Sidewalk Transitions
 - ✓ **1":50"** = 3/8": 24" = 2% - "Level", Cross Slopes, Landings, Patios, Maneuvering, Accessible Parking and Access Aisles
 - ✓ **1":10"** = 2 1/3": 24 = 10% - Limited Use Short Ramp Run, Curb Flares When Landing Provided





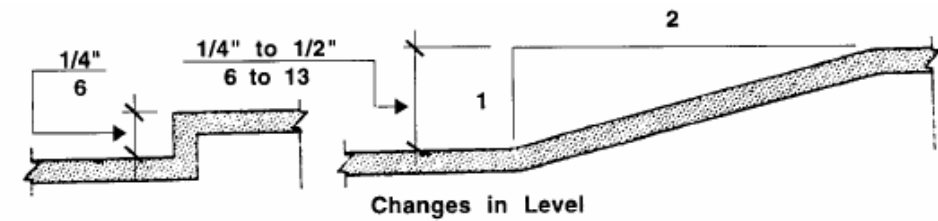
Site Visit - Parking



DRAFT: For educat

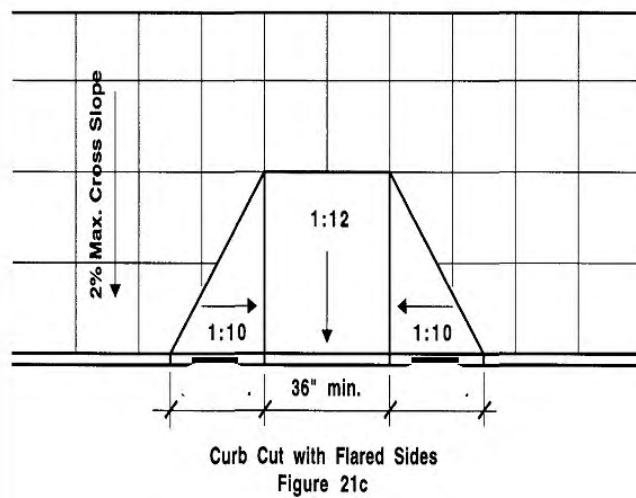
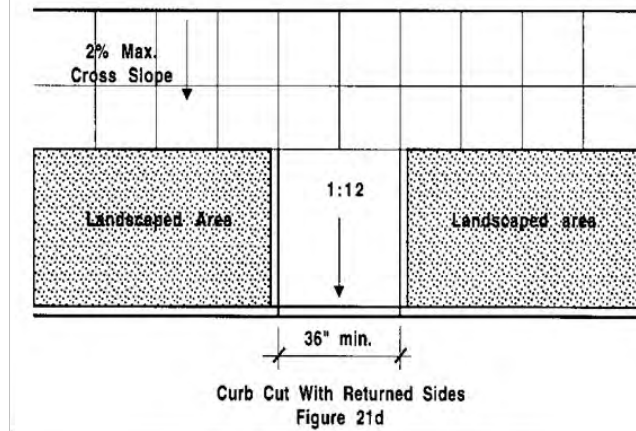


Site Visit – Walkways and Sidewalks



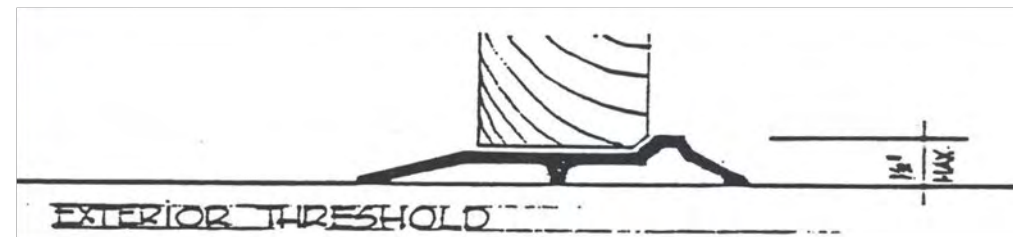
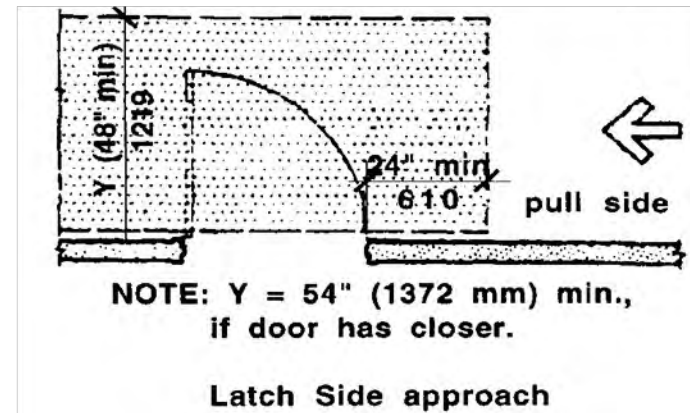
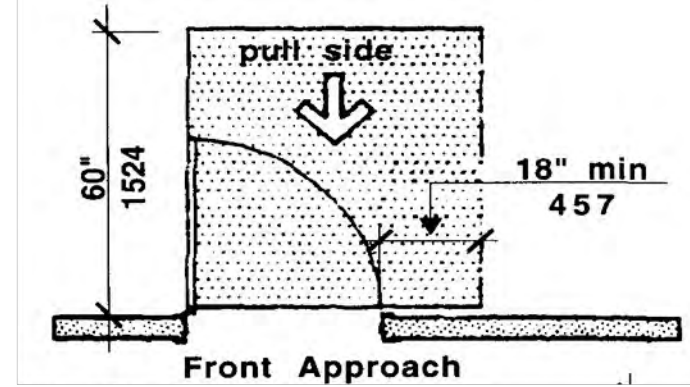


Site Visits – Curb Cuts/Curb Ramps



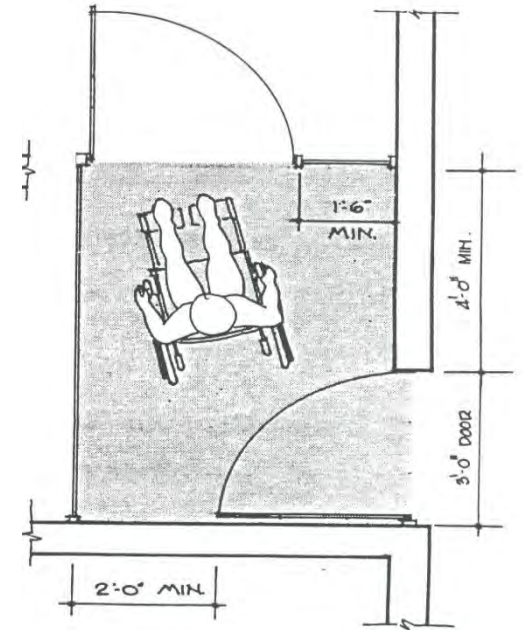
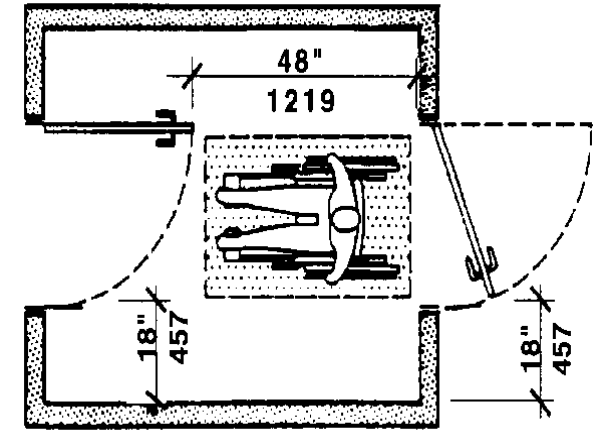


Site Visit – Entrances – Doors and Thresholds





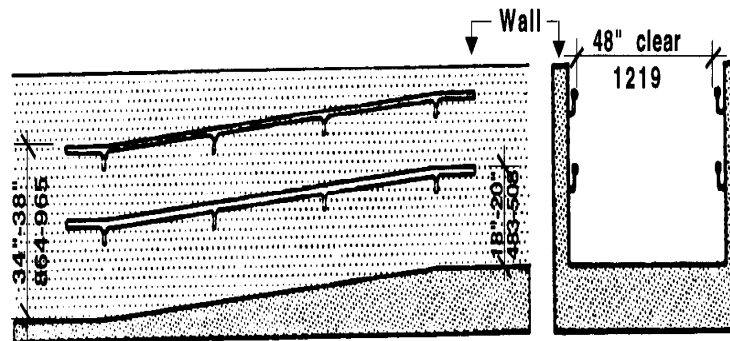
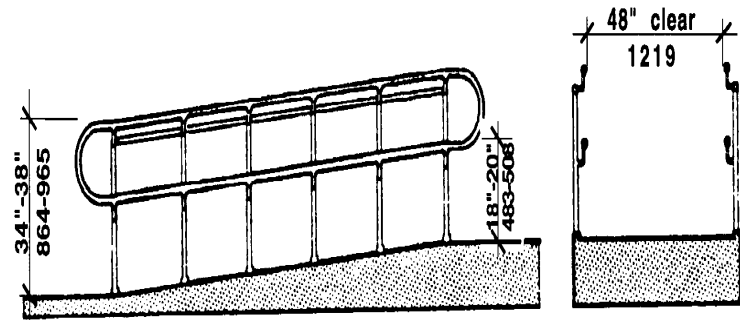
Site Visit – Vestibules/Doors in a Series



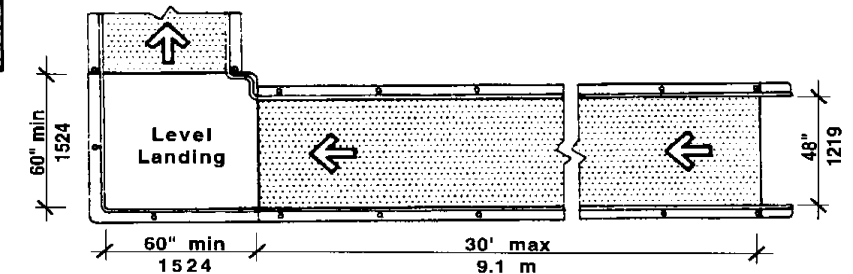
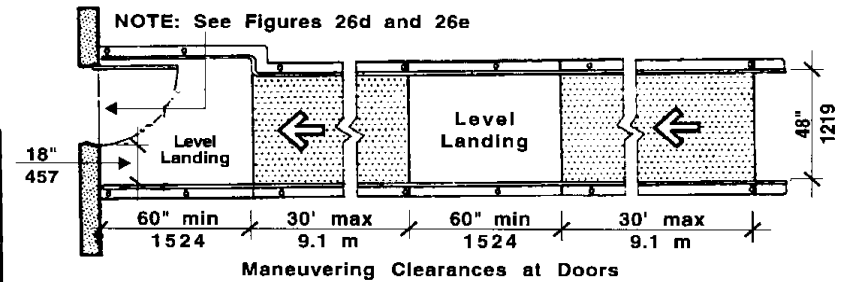
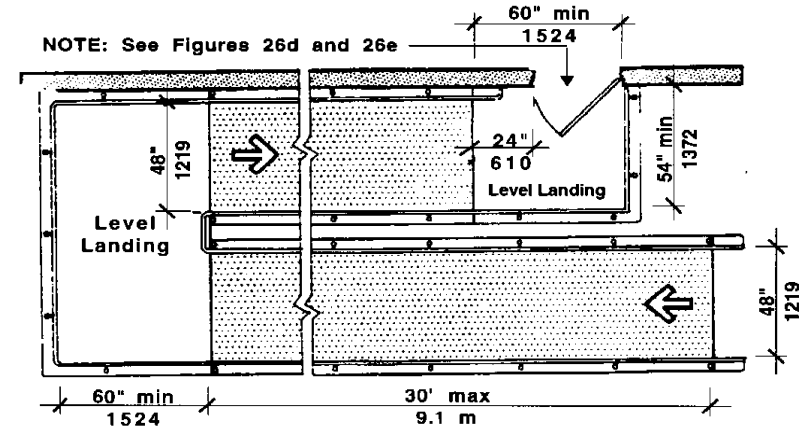
DRAFT: For educational purposes only. Does not constitute legal advice.



Site Visit - Ramps

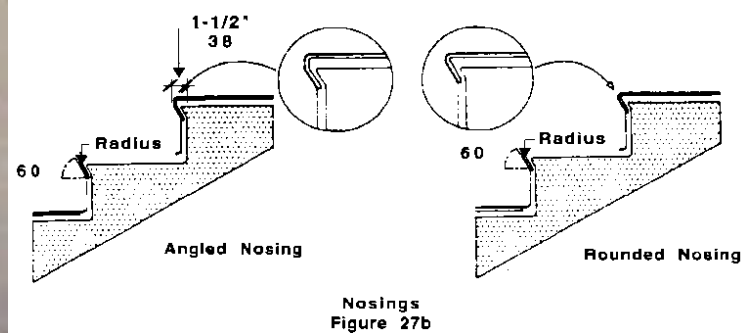
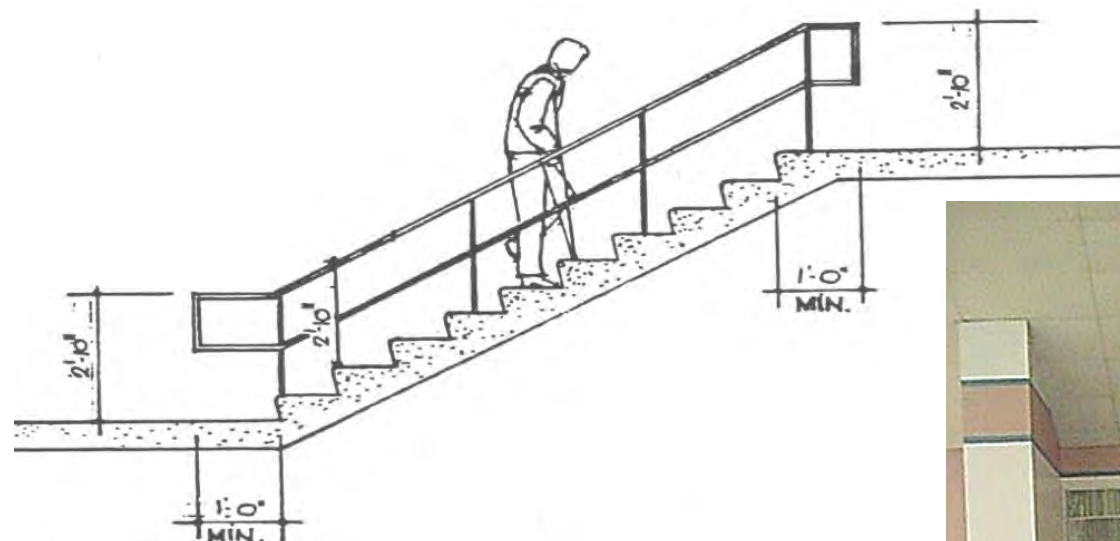


Ramp Width and Handrail Height
Figure 24b





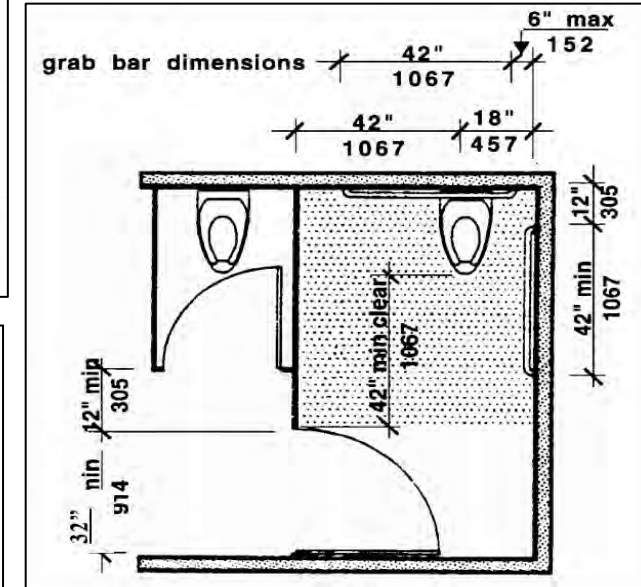
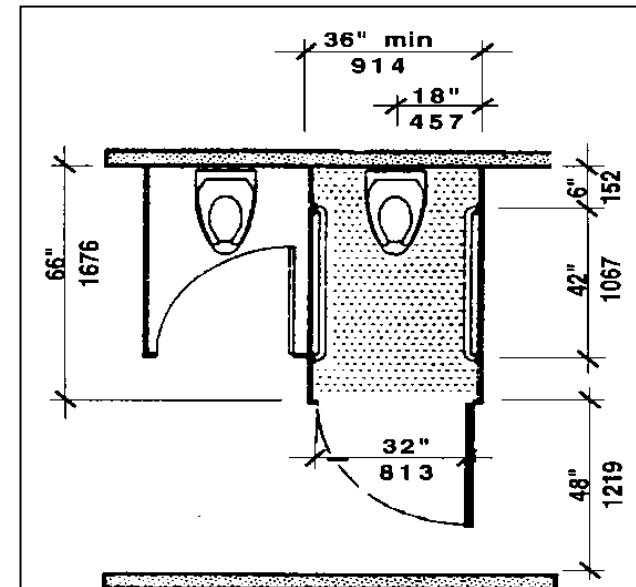
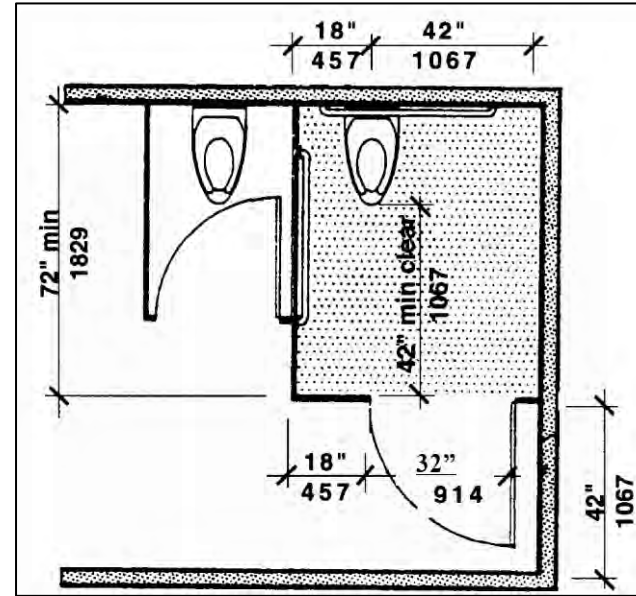
Site Visit - Stairs



al advice.

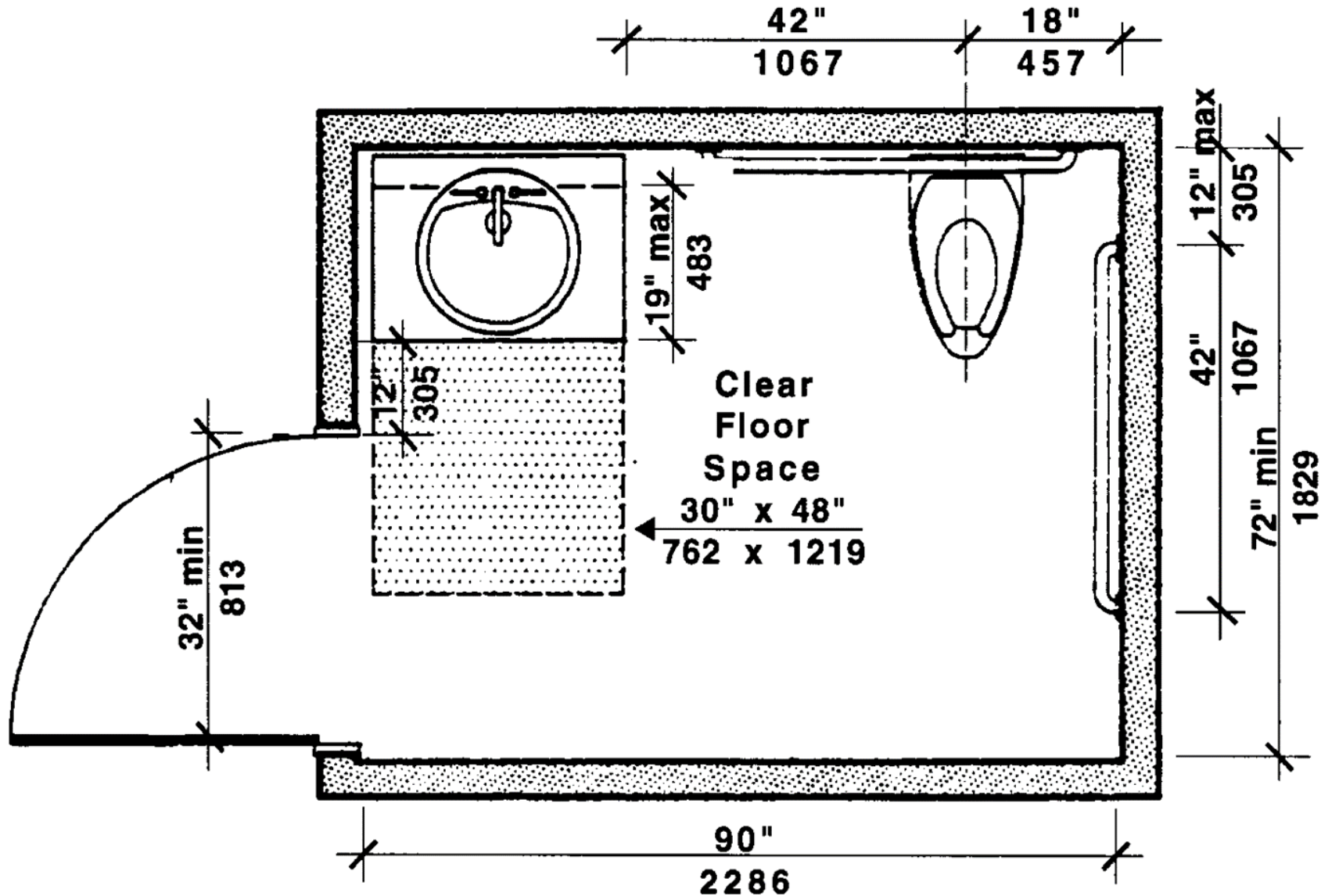


Site Visit – Public Toilet Rooms – Accessible Stalls and Ambulatory Stalls



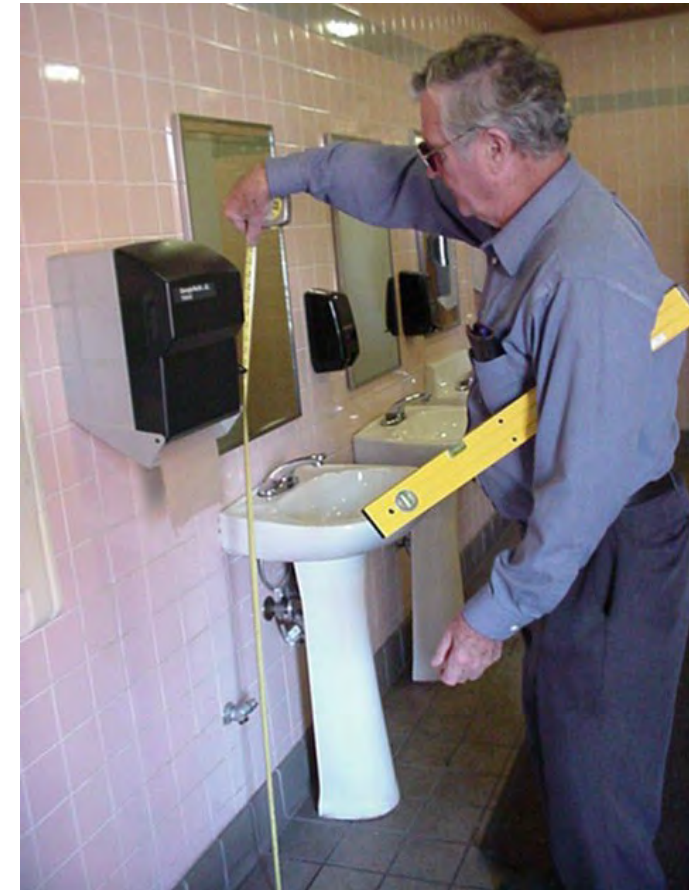
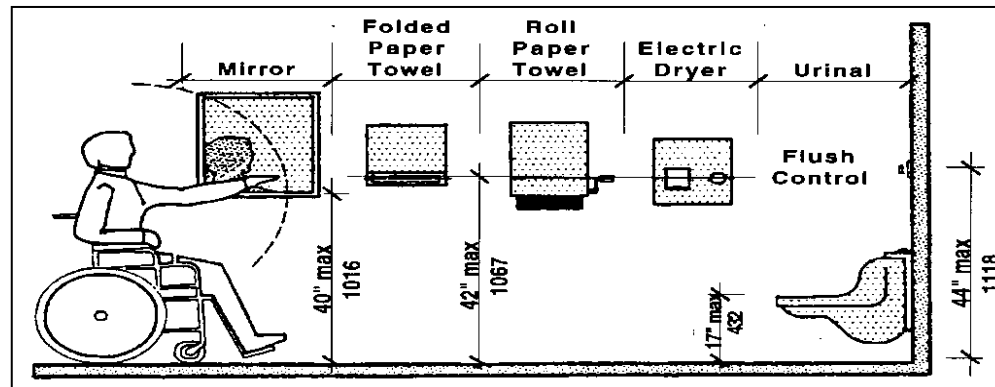
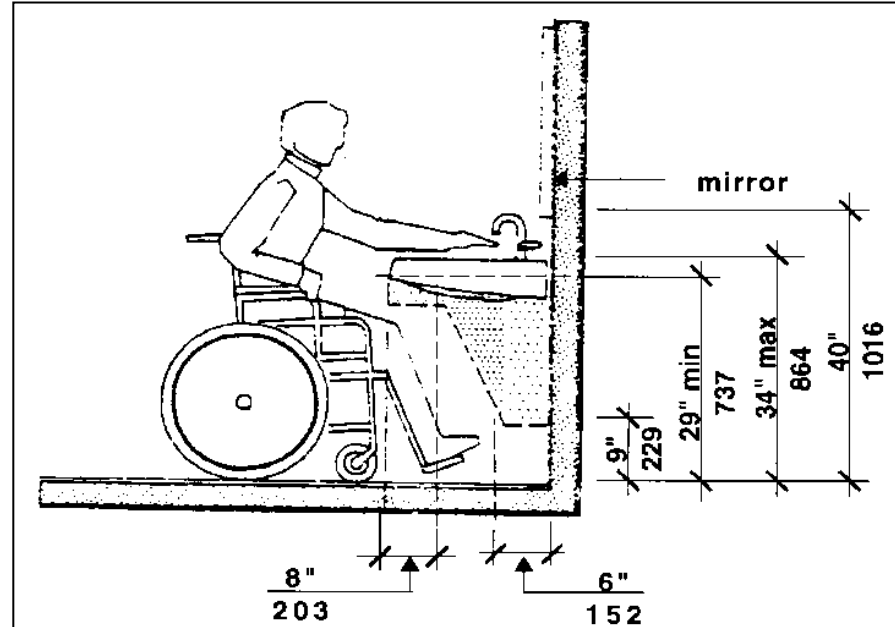


Site Visit – Public Toilet Rooms – Single User Toilet Room



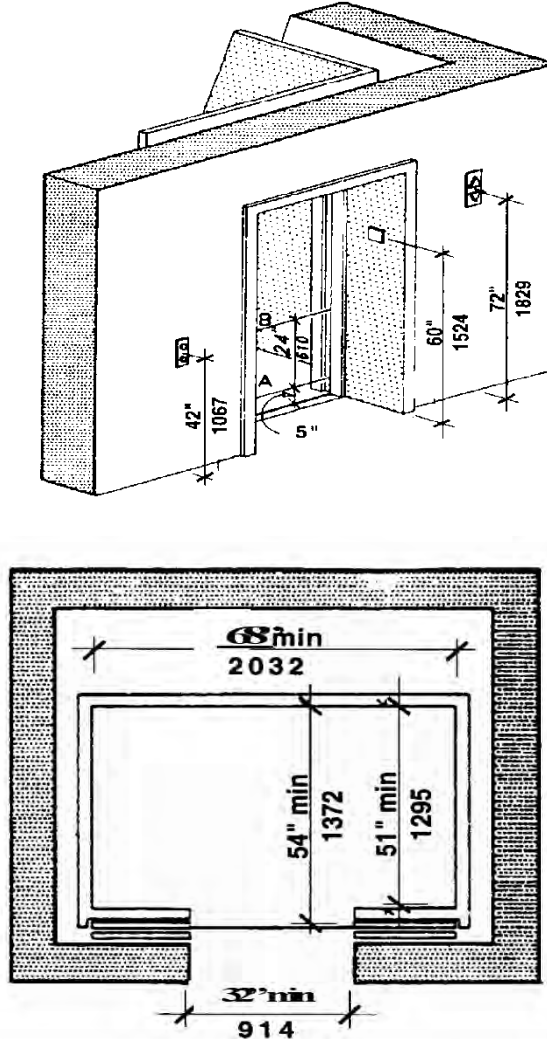


Site Visit – Public Restrooms – Sinks, Dispensers, and Urinals



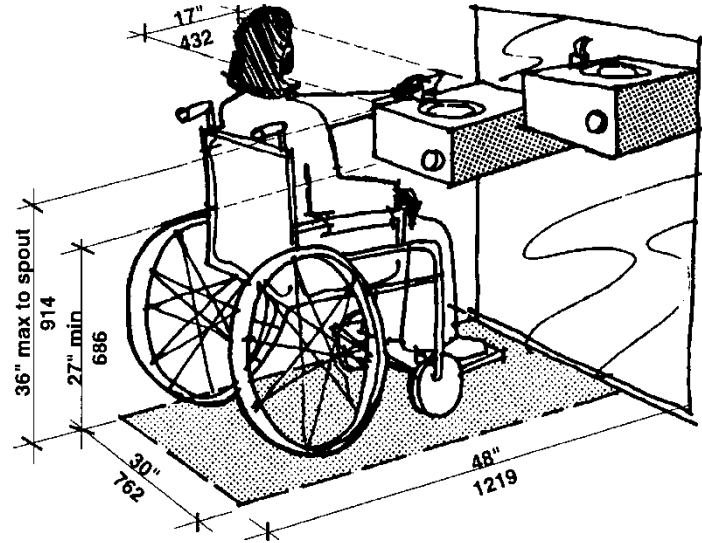


Site Visit – Elevators, Lifts, and Incline Lifts

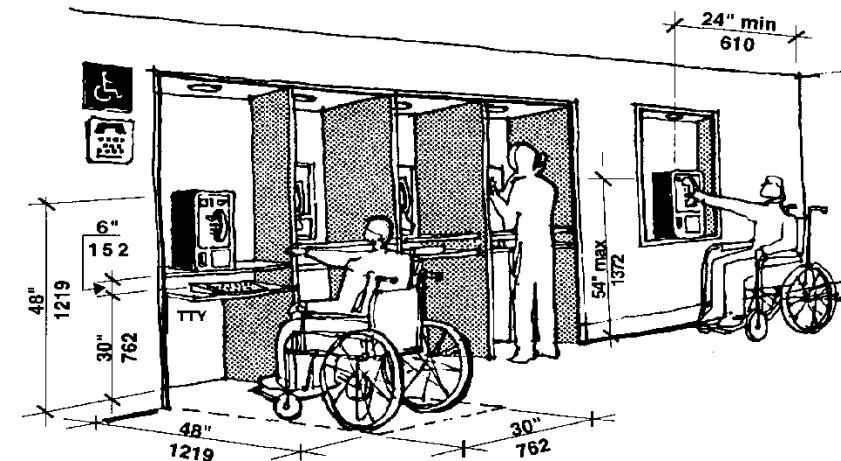




Site Visits – Drinking Fountains and Telephones



DRAFT:





Site Visit – Proper Signage



68-HMEN



68-HWOMEN



68-REST



EX-RIGHT



EX-LEFT



12" X 18"



12" X 6"

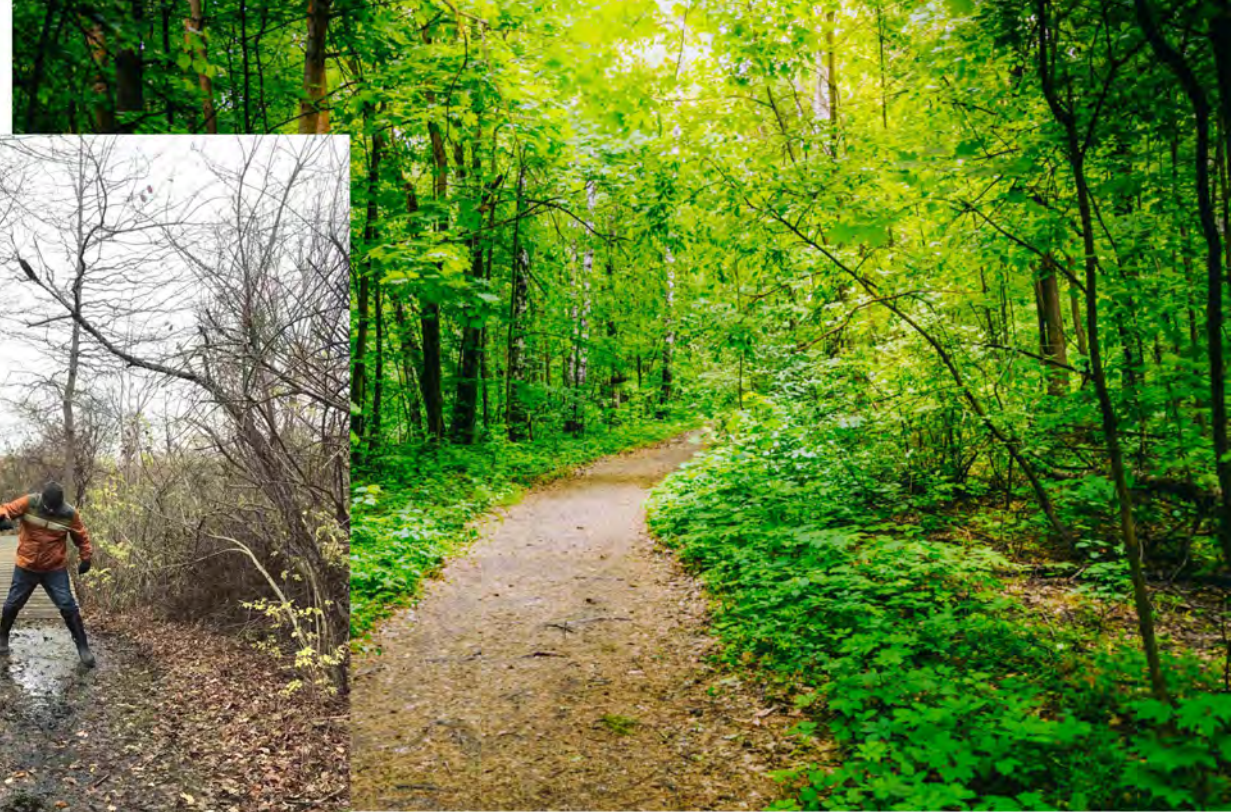


Site Visit – Playgrounds





Site Visit – Trails



<https://www.fs.usda.gov/managing-land/national-forests-grasslands/accessibility/resources>



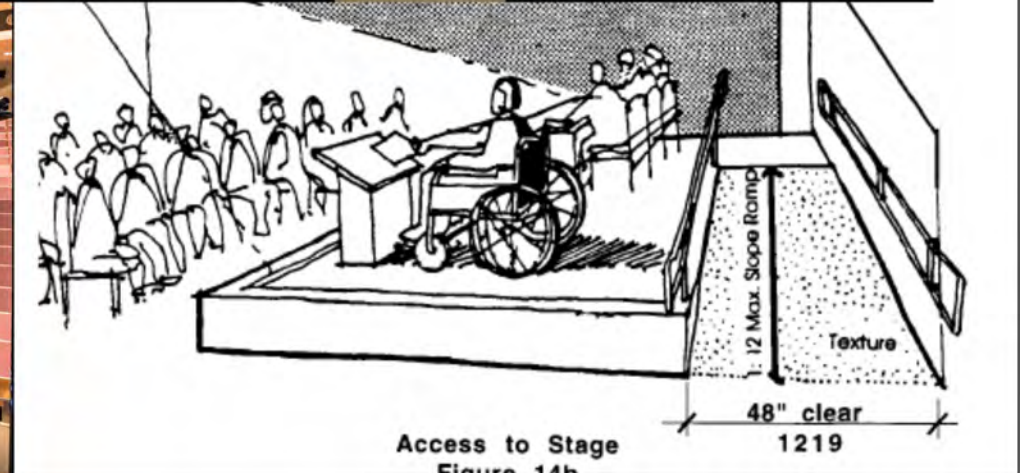
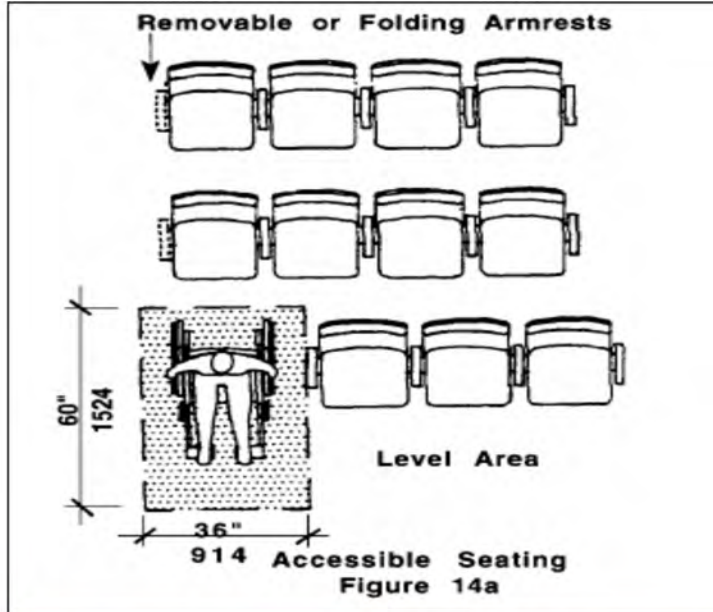
Site Visit – Marine Facilities



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Site Visit – Assembly Areas





Site Visit – Houses of Worship



TEMPLES OF DIFFERENT RELIGIONS



JUDAISM



ORTHODOXY



ISLAM



CATHOLICISM



BUDDHISM

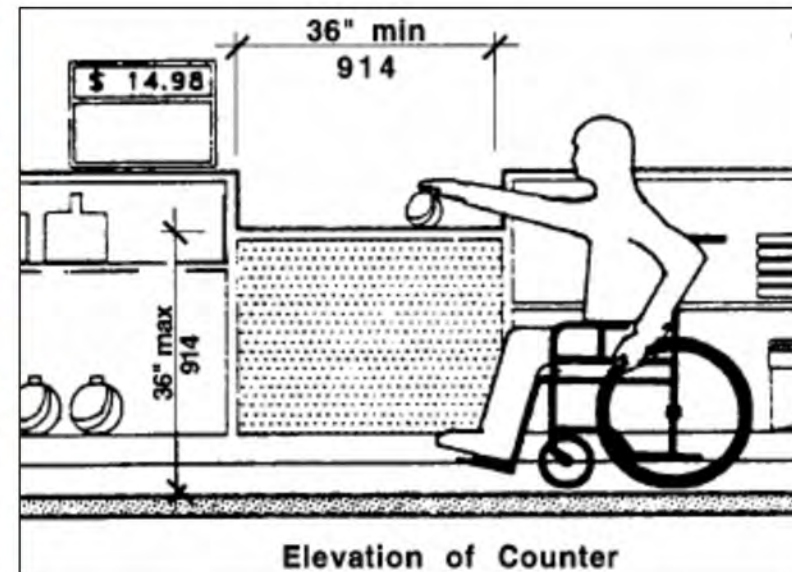
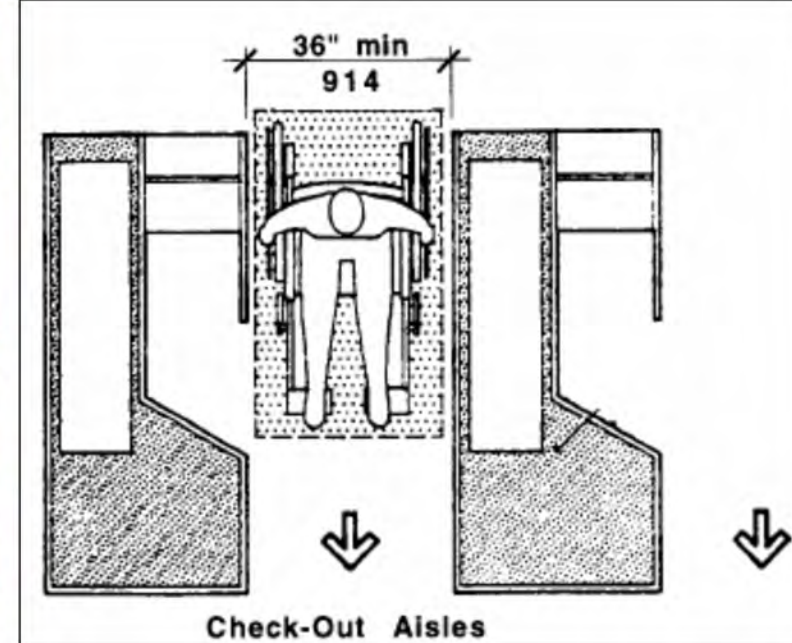


Site Visit – Bleachers and Player Seating



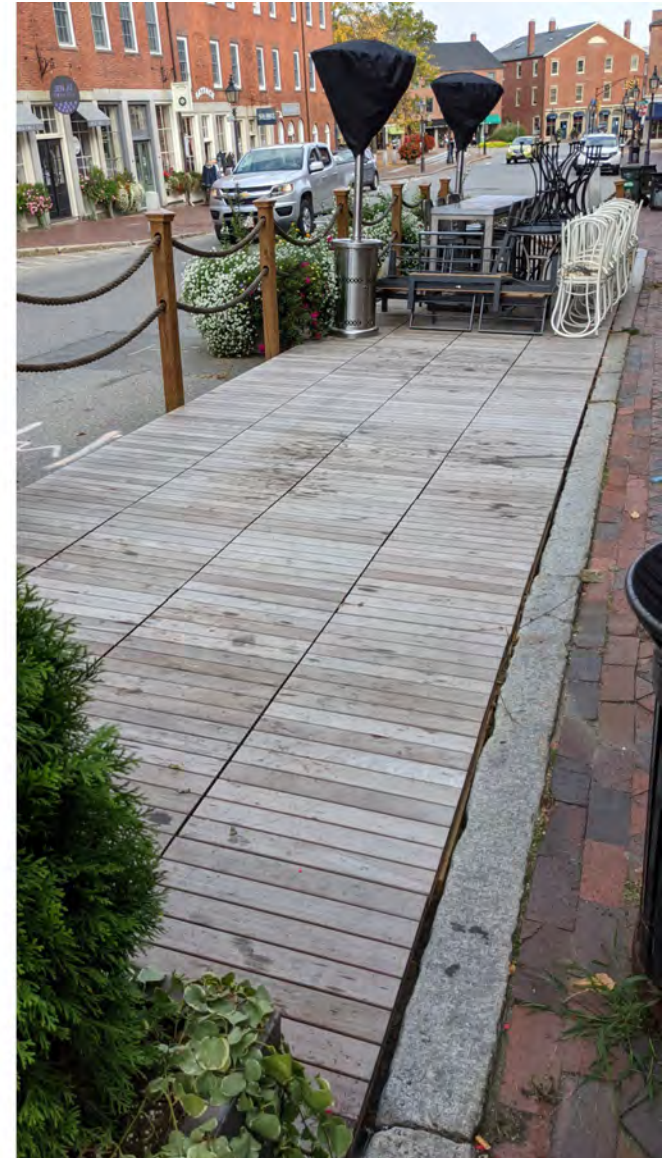


Site Visit – Supermarkets/Retail Establishments





Site Visit – Outdoor Dining





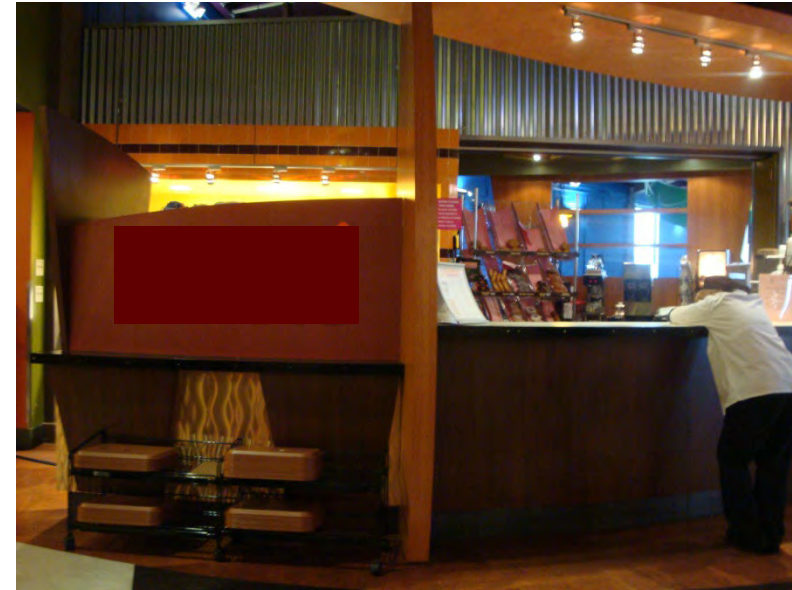
What Barriers Are Present?



Inaccessible Picnic Area



What Barriers Are Present? (continued)





Post Site Visit – Report/Follow Up

(DATE)
(CONTACT NAME)
(CONTACT ADDRESS)
(CITY), MA (ZIP)

Dear (CONTACT NAME):

This report is a follow up to the site visit conducted on (DATE OF SITE VISIT) of the (BUILDING) located in (CITY/TOWN). Present for the survey were (NAME OF ATTENDEES).

The following items, in our opinion are not in compliance with the (LIST APPROPRIATE REGULATIONS).

Note: All of the slope measurements were taken using a two-foot Smart Level that was calibrated on site.

1. **The ramp, located at the entrance on the north side of the building, has running slopes measuring (bottom) 9.4%, 9.5% and 9.7% (top).**
The maximum slope of a *ramp* shall be 1:12 (8.3%), measured between any two points on the *ramp*. (There is no tolerance allowed on slope) (AAB 24.2.1) (1991 ADADS 4.8.2)
2. **The accessible parking:**
 - a) **No access aisles are provided.**
Access aisles: All *accessible spaces* shall have *access aisles* that comply with the following:
b. Access aisles adjacent to *accessible spaces* shall be five feet (5' = 1524mm) wide minimum, except adjacent to van *accessible spaces* the *access aisle* shall be a minimum of eight feet (8' = 2438mm) wide. (AAB 23.4.6{b}) (1991 ADADS 4.6.3)
 - b) **The signs at the head of the space are not permanently implanted in the ground.**
Such signs shall be permanently located at a height of not less than five feet (5' = 1524mm), nor more than eight feet (8' = 2438) to the top of the sign. (AAB 23.6.4)

(ENSURE YOU CLOSE THE LETTER, ONCE ALL ITEMS HAVE BEEN CITED, REQUESTING A RESPONSE)



Questions?





Please use MOD as a resource:

Contact:

Jeffrey Dougan

Assistant Director for Community Services

The Massachusetts Office On Disability

1 Ashburton Place, Room 1305

Boston, MA 02108

617 727-7440

or

Jeff.Dougan@mass.gov - Preferred

Contact:

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Access Specialist

The Massachusetts Office On Disability

1 Ashburton Place, Room 1305

Boston, MA 02108

617 727-7440

or

Ashley.Santana@mass.gov -Preferred



mass.gov/mod



blog.mass.gov/mod



@Massdisability



Mass Office on Disability