



**2020 Florida Building Code Advanced 7th
Edition: Accessibility, Application and
Administration Internet**

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Introduction

Course Overview

Welcome to our course on the Florida Building Code: Accessibility, Application and Administration. In this course, we will discuss the accessibility provisions of the Florida Building Code. We will cover statutory provisions, the format of the code, the use of advisory comments within the code, and the application and administration of the code.

By the end of the course, you'll be able to:

- Identify the laws and statutes addressing accessibility concerns of the Florida Building Code - Accessibility
- Identify the administration provisions of the Florida Building Code - Accessibility
- Discuss the format of the Florida Building Code - Accessibility
- Recall the source and use of the advisory comments in the Florida Building Code - Accessibility
- Identify the administrative provisions of the Florida Building Code – Accessibility

History of Federal Standards and Accessibility

Federal Standards and Accessibility

Let's start by talking about the history of federal standards and accessibility. The US Department of Justice (DOJ) revised ADA Regulations and Standards for Accessible Design in 2010. The Department of Justice updates, Titles II and III, of the regulations that went into effect on September 15, 2010, amend the Access Board's 2004 guidelines. These are all federal regulations that address accessibility. In the beginning, the purpose of accessibility was to eliminate discrimination in the workplace and in any public access to people with disabilities.

In 2010, the Accessible Design Standards were published, which included additional regulatory language from the US Department of Justice.



This graphic shows the state and local government facilities, Title III is what the state and local government facilities must comply with. That is 28 of the Code of Federal Regulations, Part

35.151, plus the 2004 ADAAG. Together that gives you the 2010 ADA Standards for Accessible Design.

In the few places where requirements between the two differ, the requirements of 28, CFR 36.151 prevail. This applies to all state and local government facilities. They must follow these requirements.

Title III is for public accommodations and commercial facilities of the rest of the buildings. The public accommodations for commercial facilities adhere to the requirements of the 2010 standards, including both Title III regulations of 28 CFR Part 36, subpart D, and the 2004 ADAAG at 36 CFR, part 1191, Appendices B and D. When you combine 28 CFR with the 2004 ADAAG, you again come up with the 2010 ADA Standards for Accessible Design for Title III buildings, which are public accommodations or commercial facilities.

History of Florida Building Code - Accessibility

Florida Laws

Let's take a moment to touch on the history of Florida Building Code Accessibility building standards.

From 1974 to 1989, Florida Handicapped Laws were adopted and revised. Florida had a very strong and active accessibility advocacy group and actually got laws passed. An accessibility requirements manual was also developed. It is important to note that Florida accessibility laws are more stringent than federal laws and laws passed in most other states.

In 1993, Florida adopted ADAAG, the Americans with Disabilities Act Accessibility Guidelines. The Florida Accessibility Code for Building Construction (FACBC) was published at that time, and it was a separate rule in the State of Florida, which again, retains more stringent requirements over federal and other state requirements.

In 1998, the Florida Accessibility Code for Building Construction (FACBC) was certified by the Department of Justice as an equivalent to ADA compliance. When the Department of Justice certifies that a standard is in compliance with the Americans with Disabilities Act (ADA), it ensures compliance with the federal ADA requirements. The ADA was referred to as the 1997 Florida Accessibility Code for Building Construction, and the FBC Accessibility of 2010 was submitted to the Department of Justice for certification.

Base Documents

The base documents for the Florida Building Code - Accessibility are the Department of Justice rules, 28 CFR 25, Part 35, and 28 CFR Part 36, as revised September 15, 2010. The Department of Justice's final ADA Standards for Accessible Design was completed on September 15, 2010, and published Florida Statute sections 553.501 through 553.515. The

Florida Statutes are a base for the Florida Building Code - Accessibility, and the 2009 Florida Accessibility Code for Building Construction served as a base document for the 2010 code.

The Department of Justice revised ADA Regulations and Standards for Accessible Design in 2010. There was a substantial amount of updating, revision and new material in that standard. They updated Title II and Title III regulations on September 15, 2010. Again, Title II applies to state and local government buildings, while Title III applies to public accommodations and commercial buildings.

Date of Implementation

The mandatory date of implementation of the 2010 Standards for Accessible Design was March 15, 2012. Between September 2010, when the new design standards were published, and March 15, 2012, the designer could use either the previous standards or the new standards. The decision was left up to the designer.

Florida Building Code - Accessibility is one of eight volumes of the Florida Building Code 2010. These volumes are all adopted by a rule as part of the Florida Administrative Code. The legislation passed in 2011 and is listed in Chapter 2011-222 Laws of Florida. This was done to harmonize the Florida Accessibility Code for Building Construction (FACBC) with the 2010 ADA Standards. The implementation of the 2010 Florida Building Code - Accessibility was part of the overall Florida Building Code, which was implemented on March 15, 2012.

General Notes

Waivers of an accessible element or changes not providing an equivalent facilitation negate any effective rebuttable evidence. So if the local building official or somebody else grants a waiver of an accessible element or they allow something that's being claimed to be an equivalent facilitation and it turns out not to be, then there is no rebuttable evidence of compliance with the ADA.

As far as who determines whether or not this facility meets the equivalent, all the federal standards are enforceable by the US Department of Justice through legal action.

The Florida Building Code - Accessibility uses shading and colored text within the document to indicate various elements. If you have text with a gray background, that indicates requirements that are based on Florida law, as Florida Statute 553.

Blue text indicates elements that are based on federal regulations; that includes US Department of Justice 28 CFR, Part 35, US Department of Justice 28 CFR, Part 36, and US Department of Transportation 49 CFR, Part 37. There is extensive use of advisory comments throughout the code, as well as in the 2010 Accessibility Standards.

Code Enforcement and Maintenance

Code Enforcement

Though the Florida Building Code - Accessibility is promulgated by the state, statute clearly places enforcement in the hands of local code enforcement officials. Statute 553.513 Enforcement says:

“It shall be the responsibility of each local government and each code enforcement agency established pursuant to s. 553.80 to enforce the provisions of this part. This act expressly preempts the establishment of handicapped accessibility standards to the state and supersedes any county or municipal ordinance on the subject. However, nothing in this section shall prohibit municipalities and counties from enforcing the provisions of this act.”

The enforcement process is a Civil Rights enforcement at the federal level. The building is occupied. The accessibility barrier is noted by someone who goes in to use the building and notes that it doesn't meet code. They would then file a lawsuit or a complaint with the Department of Justice to have the barrier removed. The Department of Justice does an investigation. They first seek voluntary compliance to try to get that barrier removed. If they can't get voluntary compliance, they go to a Department of Justice lawsuit. At this point, Title III civil penalties may be levied, which is \$50,000 for the first violation and \$100,000 for later violations, so it's very expensive for the building owner to not comply.

Here is the process for Florida Code Enforcement. Documents are submitted to the Building Department for permits. The plans are reviewed. There's an appeal process where if the Building Department does not agree with the accessibility provisions, the owner or the submitter for the permit can go to the Florida Accessibility Advisory Council for a recommendation to the Florida Building Commission. The Florida Building Commission has the authority to waiver and to grant waivers of the accessibility provisions. After the appeal process, permits are issued. Then the inspection is ongoing. The Certificate of Occupancy is issued when the building is completed, and inspections are final.

If barriers are encountered, for example someone trying to enter the building in a wheelchair and the space is not adequate to accommodate the wheelchair, they would go and make the complaint to the commission or to the Building Department. The potential penalty is revoking the Certificate of Occupancy for that entire building.

Code Maintenance

The code is maintained on a triennial basis. The Florida Building Commission is charged with the responsibility of maintaining the code and updating the entire code, including the Florida Building Code - Accessibility volume, every three years. There are base codes and international codes, and those that form the basis of the Florida Building Code. When the new editions come out every three years, the Building Commission is required to update the Florida Building Code to follow those new editions.

Waivers

Regarding waivers, if there is a determination by the Commission of unnecessary, unreasonable, or extreme hardship, the Commission is authorized to grant waivers to Florida-specific requirements of the Florida Building Code - Accessibility. Waivers for any of any of the federal portions of the code would need to be handled by the US Department of Justice.

The State of Florida has an agency called the Accessibility Advisory Council that is appointed by the Secretary of the Department of Business and Professional Regulations. This Council consists of seven members that make recommendations to the Florida Building Commission. Waivers to Florida Building Code - Accessibility can only be granted by the Florida Building Commission.

Where the applicant demonstrates the cost of alterations to provide an accessible path and it is disproportionate to the overall alteration costs, the waiver must be granted. This is actually in law and in the code. What this means is that when you're doing an alteration to a building, and you affect a primary function area, the code requires you to make that area accessible. If the applicant demonstrates the disproportionate cost of making that area of the building accessible, compared to the alteration, then the Commission has to grant the waiver.

The cost is considered disproportionate when the cost of all alterations to provide the accessible path exceeds 20% of the cost of the alteration to the primary function area, which was the original job. So, if you had a \$50,000 job, and making the job accessible is going to cost \$30,000, that is more than 20% of the overall job. That's disproportionate, and the Commission would be required to grant the waiver in that case.

The waiver, however, cannot be below the ADA standards, and they cannot waive statutory requirements related to minimum width of accessible route and parking spaces as there are specific prohibitions in the law.

In the event of disproportionality, the code prioritizes elements providing the greatest access and this is also the way that you should address these items. When you're looking at disproportionality, you have to look at the accessible entrance, accessible route to the altered area, at least one accessible restroom for each sex or a unisex restroom, accessible telephones, accessible drinking fountains, and when possible, additional accessible elements such as parking, storage, and alarms.

This is the ranking of how you address these things. So, if you can provide the accessible entrance and you still have not exceeded that disproportionality cost, then you can go on to the accessible route and so on until you get to that 20% number.

Accessibility Advisory Council

The Accessibility Advisory Council, again, has seven members appointed by the secretary of the Department of Business & Professional Regulation (DBPR). They represent:

- The Advocacy Center for Persons with Disabilities, Inc.
- The Division of Blind Services
- The Division of Vocational Rehabilitation

- A statewide organization representing the physically handicapped,
- A representative for the hearing impaired,
- A representative from the President of the Florida Council for Handicapped Organizations,
- And a representative from the Paralyzed Veterans of America.

The Accessibility Advisory Council members have a term of four years for their appointment. The meetings are held in conjunction with regular meetings of the Florida Building Commission. The Accessibility Advisory Council will meet, typically by conference call, before that meeting, and they will forward a recommendation to the Commission. The Commission can take that recommendation and act in accordance with it, or they can hear further testimony and make a different decision.

Revisions in Law

The revisions in the law of the Florida Building Code - Accessibility are established by law at Chapter 553, Part II, Florida Statutes 553-501 through 553-513.

The Laws of Florida are published immediately after a legislative session before the entire statute is codified.

ADA Standards Chapter 1: Application and Administration

General §101.1.1 and 101.1.2

Next, let's discuss Chapter 1, Application and Administration,

General, Section 101.1.1 and 101.1.2. This is the Charging Statement of the code and our first advisory is stated here. The advisories are not enforceable, which is stated in 28 CFR Part 35, and 35.151.

Although the advisories are not enforceable, they are very influential in the building officials and inspectors' decisions.

Advisories include Florida advisories, US Department of Justice advisories, and US Department of Transportation advisories.

The US Department of Transportation has accessibility provisions for transportation areas like airports, bus stations, and train stations.

Here is an example of what the advisories look like. This is advisory 101.1 in General. This is to show you the advisory comments that are in the Florida Building Code accessibility. When you see this gray-shaded text, it is a Florida specific requirement. The upper portion would typically appear in the federal standard. The gray-shaded text tells us that it's required in all levels and all buildings, which is again more stringent than what the federal standards require.

Advisory 101.1 General.

In addition to the 2004 ADAAG requirements, covered entities must comply with the regulations issued by the Department of Justice and the Department of Transportation under the Americans with Disabilities Act.

The Department of Justice regulations 28 CFR, Part 35 and 28 CFR, Part 36, the Department of Transportation 49 CFR, Part 37 and the requirements of Florida law Part II, chapter 553, F.S. have been incorporated in this code.

Gray shading indicates Florida specific language.

This code is adopted as part of the Florida Building Code by law, s.553.73(1)(a), Florida Statutes. The administrative requirements of the Florida Building Code, Building, Chapter 1 not specifically addressed by this code apply to construction necessary to comply with this code, e.g. permitting, construction documents, plans review and inspections, etc.

Public Accommodation

Public accommodations are in Title III. When you're trying to figure out if the accessibility code applies to the building, a good rule of thumb to use is, if John Q. Public legally can go into the building, it's a public accommodation. So, what does that mean? I'll give you an example. At an apartment complex, there are provisions in the code requiring swimming pools to be accessible. At an apartment complex, is a swimming pool required to be accessible as a Title III facility? The answer to that is no. John Q. Public can't just walk off the street into that apartment complex and use the pool. That pool is not a public accommodation.

Now there are some other federal standards that apply to these types of structures, but for Title III public accommodations, the point is that anybody can use it. Public swimming pools are required to be accessible. Although the swimming pool in the condominium or complex is required to be accessible, it is not required to be accessible under Title III.

Purpose

Purpose, Section 101, the Scoping and Technical Requirements for Accessibility provides the scoping and technical requirements for accessibility by individuals with disabilities. This includes access to sites, facilities, buildings and elements. These requirements are applied to design, construction, additions to and alterations of sites, facilities, buildings, and elements.

Exemptions

Florida Statute may, and in fact, is, in many cases more stringent and negates some of the exemptions of the ADA. For example, private clubs are exempted by the ADA federal law, but they are covered by Florida Statute. This means they are required to comply with accessibility provisions of the code.

Churches are exempt from ADA, including portions of church properties used for other than religious services. This has been a big point of contention in Florida because if you have a church, the federal law exempts it. But what if you also have a series of classrooms? Do they get that same exemption? The ruling has been that they do unless they're being leased out for nonreligious service.

General §101.1.4 – Florida Specific

Section 101.1.4. This is a Florida-specific requirement. While the Florida Building Code - Accessibility is based on the ADA and standards for accessible design, the code is not intended to have any impact on any federal law or standard. We're not trying to do away with the requirements. We may enhance some of the requirements, but we're not trying to change federal law at the state level.

Barrier Removal

What is a barrier? A barrier would be stairs with no ramp. That's considered to be a barrier to access. It's not necessarily a physical barrier but any kind of a barrier to access. If you have a building that has stairs to get into it and there's no ramp, those stairs are considered to be a barrier to a person in a wheelchair. That's why they would require a ramp or a lift. So, what we're trying to do is remove those barriers to make the building accessible for persons with disabilities.

The effect on the removal of barriers for existing facilities, section 101.2. The removal of architectural barriers from building structures and facilities is required. This is required by federal law and the state code unless compliance renders the removal not readily achievable. An example would be that of a structural issue, such as the removal of a support beam or something of that nature. In no instance shall the removal of an architectural barrier create a significant risk to the health or safety of an individual with disabilities or others. This is a Florida-specific provision in the code and is not found in the federal standards.

This is language that went into the federal law, which we picked up in Florida.

“101.2 This document does not address existing facilities unless altered at the discretion of a covered entity. The Department of Justice has authority over existing facilities that are subject to the requirement for removal of barriers under title III of the ADA. Any determination that this document applies to existing facilities subject to the barrier removal requirement is solely within the discretion of the Department of Justice and is effective only to the extent required by regulations issued by the Department of Justice.”

This means that it does not address existing facilities unless altered at the discretion of the covered entity. So, in other words, you don't go into a facility that has no work going on and try to make them comply with the code.

The Department of Justice has authority over existing facilities, subject to the requirement of removal of barriers under Title III of the ADA, so that's DOJ's issues. Any determination that this document applies to existing facilities, subject to barrier removal requirement, is solely within the discretion of the Department of Justice and effective only to the extent required by regulations issued by the Department of Justice. So, one of the early laws for providing access to persons with disabilities was the removal of architectural barriers.

Dimensions for Adults and Children

The technical requirements are based on adult dimensions. That means when we're talking about reach ranges, the height of rails, and height of drinking fountains, those are based on adult dimensions. The code now includes provisions for children with technical requirements based on children's dimensions for drinking fountains, water closets, toilet compartments, lavatories and sinks, dining surfaces, and work surfaces. Most of these child dimensions are contained in advisory comment language in the code. Again, the advisory language is not enforceable, but it's advisable for a designer to be familiar with it because it's influential with the building officials and the people enforcing the code.

This is an example of the reach ranges for children shown in advisory 308.1 General. This table provides guidance on reach ranges where building elements are designed primarily for children and apply to either forward or side reaches.

Children's Reach Ranges			
Forward or Side Reach	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
High (maximum)	36 in (915 mm)	40 in (1015 mm)	44 in (1120)
Low (minimum)	20 in (510 mm)	18 in (455)	16 in (405 mm)

This table provides the specifications for water closets serving children ages 3 through 12. Adult dimensions are used when designing for children over age 12.

ADVISORY SPECIFICATIONS FOR WATER CLOSETS SERVING CHILDREN AGES 3 THROUGH 12			
	Ages 3 and 4	Ages 5 through 8	Ages 9 through 12
Water Closet Centerline	12 inches (305 mm)	12 to 15 inches (305 to 380 mm)	15 to 18 inches (380 to 455 mm)
Toilet Seat Height	11 to 12 inches (280 to 305 mm)	12 to 15 inches (305 to 380 mm)	15 to 17 inches (380 to 430 mm)
Grab Bar Height	18 to 20 inches (455 to 510 mm)	20 to 25 inches (510 to 635 mm)	25 to 27 inches (635 to 685 mm)
Dispenser Height	14 inches (355 mm)	14 to 17 inches (355 to 430 mm)	17 to 19 inches (430 to 485 mm)

Equivalent Facilitation

Equivalent facilitation means that the use of alternatives is permitted provided they provide substantially equivalent or greater accessibility and usability. Note that it says “substantially equivalent” which means the alternative must be equivalent - equal to, not less than - the requirements of the code.

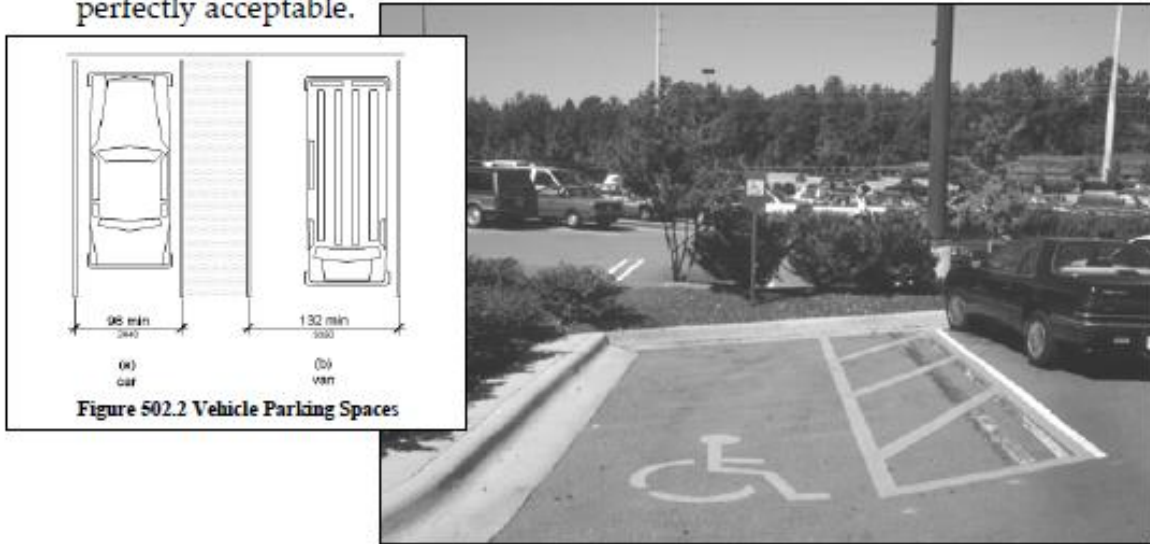
Departure from the code voids any applicable presumption of rebuttable evidence of compliance with the ADA. So, when you're doing one of these equivalent facilitations, you must make sure that it is equivalent. If you don't, you've taken away your presumptive of rebuttable evidence of compliance with ADA.

Responsibility for demonstration of equivalent facilitation lies with the covered entity. That is, whoever the code actually applies to, such as the owner of the building.

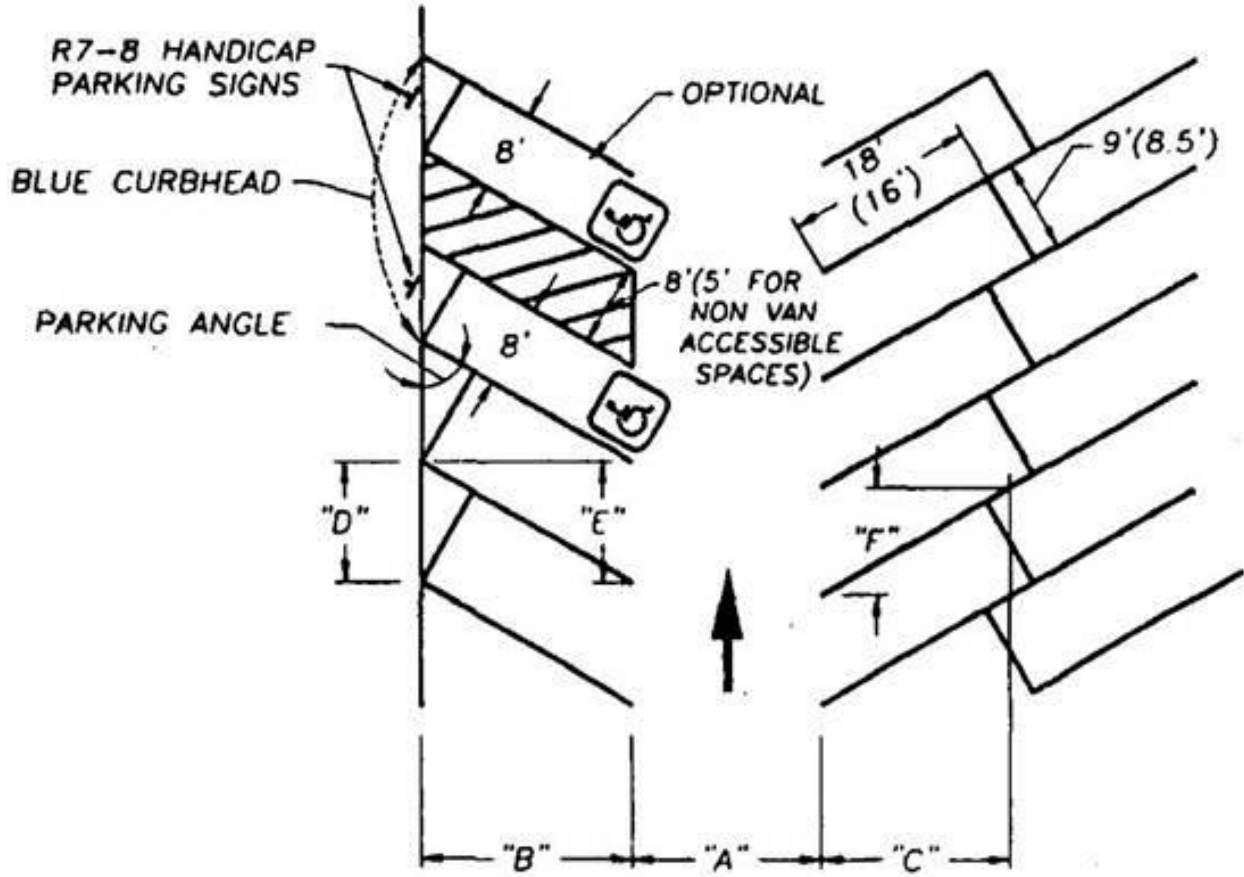
This is an illustration showing an equivalent facilitation example for a parking spot with an access aisle.

103 EQUIVALENT FACILITATION EXAMPLES

A common example of equivalent facilitation would be the provision of accessible, diagonal parking spaces and access aisles. The Standards do not illustrate diagonal parking but if designed properly, diagonal parking is perfectly acceptable.



And another one showing diagonal parking. The code doesn't really address these specifically, but these can be done as equivalents using basically the same dimensions.



Here is one for parallel parking spots.



And another one for parallel parking spots showing the indentation of the curb.



Effect of Certification by DOJ

Let's discuss the effect of certification by the Department of Justice on a state regulation. Certification of equivalency is only for features or elements covered both by the certified code,

Florida Building Code - Accessibility and the DOJ Standards of Accessible Design 2010. The certification only applies to the edition of the code that is certified.

When ADA standards are revised or amended substantially, existing certifications of the equivalency are no longer valid as of the date the revised standards take effect.

The 1997 Florida Accessibility Code for Building Construction was certified by DOJ. When they changed and updated the standards in 2010, that certification was no longer valid.

Construction that complies with that certified code, during the period of certification that it was effective, provides presumption or rebuttal evidence for compliance with the ADA standards.

The state may reapply for certification each time the Americans with Disabilities Act is revised, and the Department of Justice, to the extent possible, will give priority to request a review process.

Presumption of Rebuttable Evidence

Any standard changes to the Florida Building Code - Accessibility requires it to be re-reviewed and certified again by the Department of Justice. Again, that certification provides presumption of rebuttal evidence of compliance with the ADA for private entities, or Title III entities, but not for public entities (Title II).

There are no guarantees for the Title II entities. Presumption is not assured. Here you see an advisory telling you about Equivalent Facilitation and how it is authorized for alternate methods of providing accessibility, but those alternate methods will not be afforded the “presumption.” The gray text is Florida specific.

Advisory 103 Equivalent Facilitation.

The responsibility for demonstrating equivalent facilitation in the event of a challenge rests with the covered entity. With the exception of transit *facilities*, which are covered by regulations issued by the Department of Transportation, there is no process for certifying that an alternative design provides equivalent facilitation.

US Department of Justice “certification” of the Florida Accessibility Code as substantially equivalent to the ADA Standards for Accessible Design means the code meets or exceeds the minimum requirements of Title III of the ADA for accessibility and usability of *facilities* covered by Title III. Certification provides private entities, complying with the Florida code a “presumption of rebuttable evidence” of compliance with the ADA Title III regulations. However, the “presumption” applies only if the explicit requirements of the code are met. Equivalent Facilitation is authorized for alternate methods of providing accessibility but those alternate methods will not be afforded the “presumption.”

Dimensions and Tolerances

Dimensions and tolerances, section 104.1. The question of tolerance is a difficult issue for designers, builders, and enforcers. What is acceptable?

For example, a situation came up in Jacksonville about measuring parking spots. Do you measure from the inside to the inside of the blue lines? Or you measure from the inside to the outside of the other side? Do you measure to the two outsides of the blue lines? This wound up going to court. The district court came up with a definition for acceptable tolerances of a half-inch. Now that half-inch was a decision by the district court in the Jacksonville area, so that is not a requirement any place else other than in the Jacksonville area. It doesn't have to be accepted anywhere else. So, although that's a precedent and it's persuasive, it's still not law.

Here's another question of acceptable tolerance. Is an element installed a quarter of an inch out of reach tolerance sufficient reason to require tearing out the whole construction? There's a shelf, and you have a reach tolerance in there, and it was quarter inch out? Do we have to tear out the whole kitchen shelf or the whole counter or whatever it is? These are local determinations and the code doesn't really address that. The code says the tolerances are there. If the code gives you an absolute measurement there is no tolerance. If it gives you a range, then you have a range.

Tolerances have been a major issue for designers, contractors, and enforcement personnel, and been very prominent in litigation.

Conventions used are in Section 104. Unless shown as a maximum or minimum dimension of the code, it's an absolute dimension. So, if it says 32 inches, that's an absolute dimension. It doesn't mean plus or minus anything. Now if it says 32 to 36 inches, you can go 32 to 36 inches. Where no range is specified, conventional industry tolerances apply.

Convention	Description
	dimension showing English units (in inches unless otherwise specified) above the line and SI units (in millimeters unless otherwise specified) below the line
	dimension for small measurements
	dimension showing a range with minimum - maximum
min	minimum
max	maximum
>	greater than
≥	greater than or equal to
<	less than
≤	less than or equal to
	boundary of clear floor space or maneuvering clearance
	centerline
	a permitted element or its extension
	direction of travel or approach
	a wall, floor, ceiling or other element cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control or feature

Figure 104
Graphic Convention for Figures

This is where we run into the problem of tolerances. What are conventional industry tolerances? There are no tolerances given in the code, so we don't have that available. So what's the big deal with tolerances? Is this within accessible tolerances?



Is this within your accessible tolerances? It might be if half the role of tissue paper was gone.



Is this within your accessible tolerances? You would have to get the toilet paper before you sit.



Where the requirements are not stated as a range for tolerances with specific minimum and maximum endpoints, all dimensions are subject to conventional industry tolerances. Then the question again becomes what are acceptable industry tolerances?

There's nothing in the code. There are, however, some definitive or some acceptable professional documents that you can refer to as a designer. There's nothing referenced by the code, but these could be persuasive in talking to a jurisdiction. One is the Handbook of Construction Tolerances. It's for available guidance. The Handbook of Construction Tolerances is by David Kent. David Kent was hired as a consultant by ADA when they developed construction tolerances in some of their transportation documents.

Information on specific tolerances may be available in industry trade organizations, code groups and building officials, and other published references, and these are some diagrams to give you some minimums, maximums, and some absolutes.

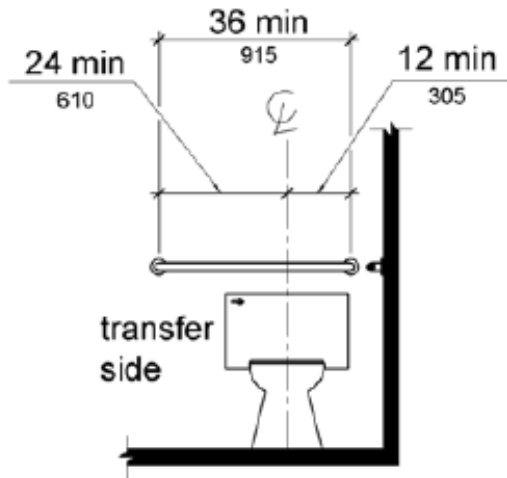


Figure 604.5.2
Rear Wall Grab Bar at Water Closets

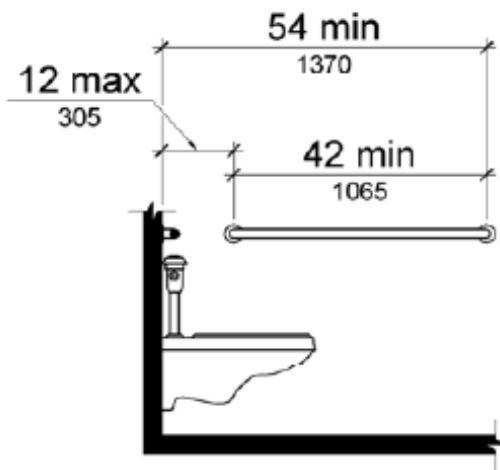


Figure 604.5.1
Side Wall Grab Bar at Water Closets

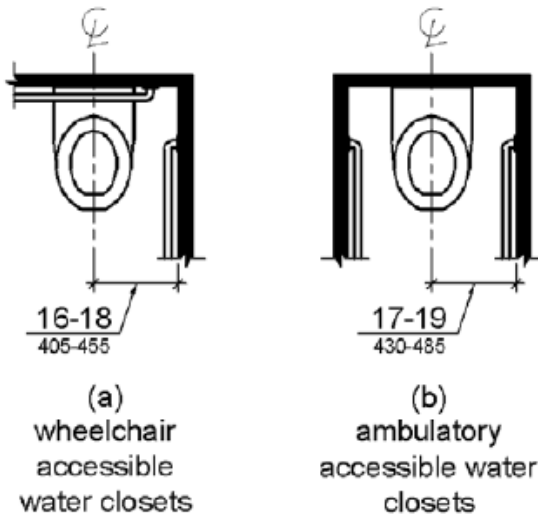


Figure 604.2
Water Closet Location

Calculation of Percentages

Calculations of percentages is section 104.2. When you calculate the number of elements, and there are ratios or percentages involved that yield partial numbers, such as remainders or fractions, use the next greater or whole number.

So, 0.5 or greater you round up. If there's any kind of a fraction, you round up. Rounding down for values less than 0.5 is permitted when determination of required size or dimension involves ratios or percentages.

Note that the first point is talking about the number of elements. The number of sinks, the number of toilets, the number of urinals. The second part, where you're allowed to round down, it's talking about the required size of a dimension, and if it involves ratios or percentages. Then you're allowed to round down.

Referenced Standards

Referenced standards, Section 105, lists referenced standards that are incorporated by reference. When it says incorporated, it means that referenced standard, to the extent that that's prescribed in the code, is as though it was printed in the code itself.

Now what does "the extent prescribed in the code" mean? If you have a reference in Chapter 16 that says wind loads shall be in accordance with ASCE 7, Chapters 25 through 31, that doesn't mean Chapter 2 or Chapter 7 or Chapter 12 are adopted. The adoption is by the extent prescribed within the code meaning the code reference itself.

The list of standards includes a section of the code where it is referenced. So, you'll see in the code, it'll show all sections where that particular standard is referenced, and the reference includes URLs for the promulgating organization in the accessibility volume of the code.

Definitions

Definitions are in Section 106. This is the only volume of the code where definitions are not found in Section 2, Chapter 2, but it's in Section 106 of this particular volume of the code. Definitions are a very important factor when you're applying the building code. It tells you how you apply it, what to apply it to, etc. So, this is a very important section that needs your attention. Terms that are specifically defined in a reference standard but not defined in the Florida Building Code - Accessibility, Section 106.2, or regulations of the ADA or the Department of Justice, or the DOT, Department of Transportation, have the meaning specified in the standard unless it's stated otherwise within the code. These standards all have definition sections as well. So to the extent that that standard is adopted, those definitions would be applicable.

Undefined terms, as defined by collegiate dictionaries in the sense the context implies. What that really means is not defined in 106, regulations of DOJ or DOT or reference standards. So you're going to look at all those other three items. If it's not defined in 106, you look and see if it's defined in the Department of Justice Standards, or the Department of Transportation Standards, or in Reference Standards. If it's not there, then you go to the dictionary. Now this particular section does not specify a dictionary, it says collegiate dictionaries. You can go and look in Chapter 2 of Florida Building Code and it does give you a specific dictionary that's usable.

Words, terms, and phrases used in the singular include the plural and those used in a plural include the singular.

Conclusion

Summary and Implications

In this course, we discussed the accessibility provisions of the Florida Building Code - Accessibility, which incorporates the ADA 2010 Standards for Accessibility Design.

We covered statutory provisions, the format of the code, the use of advisory comments within the code, and the application and administration of the code.

Florida provisions, in many regards, are more stringent than the ADA, and alternates equivalent to or providing greater accessibility are permitted.

Resources

References

Florida Building Code 7th Edition (2020)

2010 ADA Standards for Accessible Design

Subject Matter Expert Biography

Joe Belcher

Joe has more than thirty-five years in the code development and enforcement field. He spent 10 years in the public sector starting in fire inspection and ending in building code enforcement. When he left the public sector, he was the Director of Public Safety Inspections for the City of Gainesville, Florida. As the director, he also served as the building official for the city.

Mr. Belcher entered the public sector as the Director of Codes and Standards for a statewide industry association establishing and directing their codes and standards program for 8 years. He left the association and started his own code consultancy, JDB Code Services, Inc, in 1993 and continues to operate the company today. He has been involved in code development, enforcement, and product approval and currently represents the interests of several trade associations in the code arena.

In addition to his code consultancy, Joe started a company specializing in code education in 2001. He is currently the president and half owner of BRB Code Educators, Inc. BRB develops and provides specialized education on building codes and standards to code enforcement personnel, contractors, architects, engineers, home inspectors and others. Since formation of the company classes have been well received and presented to thousands of attendees. Attendees have included building code enforcers, architects, engineers, all contractor disciplines, fire service personnel, and product manufacturer and producer groups throughout the United States.