

A1.2

Standard of Practice - Accessibility

NOTE: Significant revisions or additions to the previous standards are highlighted in italics.

GENERAL

Designers shall verify that all applicable portions of these standards are incorporated into the project's design, drawings, specifications and final construction. Requests for variances from these standards shall be submitted in writing to the FPD Project Manager, using the KU Standards Variance Request Form found in [Appendix A1.1](#), for review and written approval or rejection as indicated on the form.

RELATED DOCUMENTS & REQUIREMENTS

Refer to the following for requirements that also apply to work of this section.

- ☐ **Division 3 – Concrete:** These requirements are also applicable for site-related concrete work.
- ☐ **Division 5 – Metals:** related requirements for handrails and guardrails.
- ☐ **Division 27 – Telecommunication Systems:** site infrastructure related to telecommunications systems.
- ☐ **Division 32 – Exterior Improvements:** parking lots, sidewalks, site furnishings, curb ramps, tactile warning pavers.
- ☐ **KU Student Access Center:** Website at <http://access.ku.edu/> includes information and resources about accessibility services at KU.
- ☐ **Accessible KU:** available online at [Home | Accessible KU](#); provides means for resources and accommodation requests.
 - ☐ **Hawk Route:** indicates the wheelchair-accessible path from Sunnyside Avenue at the bottom of the hill to Jayhawk Boulevard on top of the Mount Oread.

OBJECTIVE OF STANDARD

To comply with all applicable codes, regulations and guidelines adopted by the State of Kansas, the University of Kansas, FPD Code Compliance Coordinator, the State of Kansas Office of Facilities and Property Management - Design, Construction & Compliance section (OFPM-DCC), the KU ADA Coordinator and the State ADA Coordinator.

- ☐ Provide meaningful accessibility in all buildings and facilities serving KU programs.
- ☐ To not only meet all applicable code, regulations and guidelines, but to exceed them when doing so provides a better and more meaningful level of accessibility.

The Office of Facilities Planning & Development (FPD) will coordinate reviews with the KU ADA Coordinator/Director of Accessibility and the FPD Code Compliance Coordinator. The FPD Project Manager shall advise the Project Designer of their comments and requested

revisions. In some cases, the Designer may be asked to attend a meeting with one or more of those groups, or to prepare documents for them, to facilitate review and discussion of relevant accessibility issues and to determine an appropriate course of action.

Design Process: It is the Designer's responsibility to prepare design and construction documents and specifications which address the requirements of this section, including provision for industry standard tolerances that may be reasonably anticipated during construction, and for making allowance for those tolerances so that the completed work is fully ADA-compliant.

Submit questions about accessibility issues to the FPD Project Manager, FPD's ADA Coordinator and to the FPD Code Compliance Coordinator for review, preferably during the DD phase or before completion of the Contract Documents. Final construction documents will also be reviewed and approved by the state or local Authority Having Jurisdiction (AHJ), after having been submitted for review and forwarding through FPD.

DESIGN CRITERIA

General: Persons with physical disabilities should be able to share the total campus environment equally with those without disabilities. It is imperative that all facilities be able to accommodate and serve not only students, but also University staff and visitors with permanent or temporary disabilities.

- ☐ KU's buildings and facilities shall be designed to be universally accessible. Individual facility elements shall be designed to allow all persons a similar means of access and functionality at each component.
 - ☐ "Separate but equal" as a design concept is not acceptable.
 - ☐ EX: all lavatories or sinks in a restroom shall be accessible and ADA-compliant, not just one designated accessible unit/location where multiple units occur.
 - ☐ EX: lavatory faucets shall not use wrist-blade levers at one designated accessible location, but shall instead use standard lever handle or motion-activated faucets which are usable by all persons, at all locations.
- ☐ The Project Designer and Contractor are responsible for compliance with all requirements of the ADA and the ADA Accessibility Guidelines (ADAAG), in the design and construction of facility improvements for KU.

Construction Tolerances: Designers shall design and dimension all building elements to account for industry-standard tolerances in fabrication and construction practices (reference 2010 ADAAG 104.1.1).

- ☐ When a range of dimensions is given by the ADAAG, Designers shall use a mid-point dimension that is within industry tolerances and the given range. EX: water closets can be 16" to 18" off a sidewall, so Designers shall dimension them to be 17" off the sidewall.
- ☐ When a minimum or maximum dimension is given, Designers shall use a dimension that is less than or more than that dimension, accounting for industry or construction tolerances. EX: parking stalls that are shown to be 8' wide, shall be noted and marked as 8'-6" wide to account for onsite marking inaccuracies and in this case, to work with standard stall widths.

- ❑ If conditions only allow the use of an exact dimension which complies with ADAAG, it shall be noted as a maximum or minimum dimension, and Designers shall alert Contractors about those critical dimensions during the construction phase, during the shop drawing review and during pre-installation or progress meetings, in advance of the construction work.

Usable, Semi-Compliant Elements: Project Designers are encouraged to provide alternative building and site elements which are in addition to the ADA-required elements and which provide disabled persons with more options and flexibility.

- ❑ If provided, optional semi-compliant elements shall have signage advising persons with disabilities of their semi-compliant nature and shall provide directions to the fully-compliant accessible elements.
- ❑ EX: Semi-accessible parking stalls may be provided, in addition to the required accessible stalls, which exceed the allowable cross-slope but which are otherwise usable by persons with disabilities. Those stalls shall be identified by "Limited Mobility" signs.
- ❑ EX: A 1:10 ramped path of travel may be provided in lieu of stairs, if other compliant means of vertical travel have already been provided, such as an elevator. Semi-compliant paths of travel shall have signs posted indicating their actual degree of slope and shall provide directions to compliant path(s) of travel, if those are not readily apparent.

Temporary Accessible Elements: Temporary egress paths from buildings, made necessary by adjacent construction activities, shall be fully compliant if from an existing accessible entrance/exit, and shall have necessary signage to clearly identify the accessible path of travel, if not readily apparent.

Table A1.2.1 - KU's ADA Dimension & Tolerance Requirements

ADAAG Article #	Description	2010 ADAAG Requirement	KU (Exceeds Minimum) Requirement	Notes
NA	General Requirements	NA	Designers shall typically exceed ADAAG minimums by 2% min., 5% preferred, to allow for construction tolerances.	
221.6	Bariatric Seating - Scoping Requirements	None	In all assembly spaces, provide not less than 2%, or 2 bariatric seats min., dispersed front to back and side to side in each space.	
307.1	Protruding Objects - protrusion limits into circulation paths	4" max if object edge is from 27" to 80" AFF	4" max if object edge is from 24" to 84" AFF	
307.4	Vertical Clearance	80" minimum AFF, with 27" guardrail	84" minimum AFF, with leading edge of guardrail or barrier 24" max high	

ADAAG Article #	Description	2010 ADAAG Requirement	KU (Exceeds Minimum) Requirement	Notes
308.1	Reach Ranges, ADA power operator buttons	44" to 48" AFF to centerline	38" AFF to centerline	
403.3	Accessible Route, walking slope (sidewalks)	Not steeper than 1:20.	Not steeper than 1:22.	2
403.3	Accessible Route, cross slope	Not steeper than 1:48 (2%, or 1/4" per foot)	Not steeper than 1:72 (1.5%, or 3/16" per foot).	2
403.5.1	Accessible Route, minimum width	36"	38"	2
405.2	Ramps, slope	Not steeper than 1:12	Not steeper than 1:14.	3
406.3	Curb Ramps, flared sides	1:10 max. slope.	1:12 max. slope.	
502.2	Parking Spaces, width	96" (8'-0")	102" (8'-6")	
502.3	Parking Spaces, access aisle width	60" (5'-0")	102" (8'-6")	4
505	Handrails, mounting height (applies to stairs and ramps)	34"-38"	36"	
604.2	Water Closets, location	16"-18" from wall to centerline	17"	
604.3.1	Water Closets & Toilet Compartment, clearance size	60" wide (to side wall) 56" deep(to rear wall)	66" to side, 60" to rear	
604.7	Dispensers coordination with grab bar	33"-36" AFF	Would recommend grab bar placed at 34" to the top. That will help with the standardized toilet paper dispensers KU uses. It does require coordination with flush valves.	
604.8	Toilet Compartments, size	60" to side wall, 56" to rear wall	66" wide x 60" deep	
608.2.1	Shower, transfer type, size	36" x 36" clear inside dims.	38" x 38" clear inside dims.	

ADAAG Article #	Description	2010 ADAAG Requirement	KU (Exceeds Minimum) Requirement	Notes
802.5	Bariatric Seating	None.	30" wide minimum, 36" wide preferred for a reasonable number of seats.	5

- 1) General (applies to all accessible elements): Exact ADAAG dimensional requirements are allowable only if KU requirements are not technically feasible, and if used, Project Designers and Contractors shall ensure that the minimum or maximum ADAAG criteria are not exceeded in the completed construction. Any non-compliant work shall be removed and replaced, at the Contractor's expense.
- 2) KU's requirements for accessible routes shall apply to all other sections of the ADAAGs that reference ADAAG standard dimensions for similar elements.
- 3) If site conditions don't permit a 1:14 slope, Designers may use a slope between 1:14 and 1:12.5 subject to FPD approval on a project-specific basis.
- 4) Wider aisle width to serve all accessible parking stalls gives KU more flexibility in future re: parking layout modifications, or if not needed for accessible parking, it can be used for standard parking on game day events.
- 5) Locate each bariatric seat immediately adjacent to an aisle and provide each seat with folding or retractable armrests on the aisle side.

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