



ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES
CHAPTER 9: ACCESSIBLE TRANSIENT — LODGING
[ALL-IN-ONE DOCUMENT]

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ADA ACCESSIBILITY GUIDELINES
FOR BUILDING AND FACILITIES

CHAPTER: 9

TITLE: ACCESSIBLE TRANSIENT LODGING

ITEMS: 9.0.0 through 9.5.3



ITEM 9.0.0 | ACCESSIBLE TRANSIENT LODGING

(1) Except as specified in the special technical provisions of this section, accessible transient lodging shall comply with the applicable requirements of 4.1 through 4.35. Transient lodging includes facilities or portions thereof used for sleeping accommodations, when not classed as a medical care facility.

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)



ITEM 9.1.1 | HOTELS, MOTELS, INNS, BOARDING HOUSES, DORMITORIES, RESORTS AND OTHER SIMILAR PLACES OF TRANSIENT LODGING - GENERAL

All public use and common use areas are required to be designed and constructed to comply with section 4 (Accessible Elements and Spaces: Scope and Technical Requirements).

EXCEPTION: Sections 9.1 through 9.4 do not apply to an establishment located within a building that contains not more than five rooms for rent or hire and that is actually occupied by the proprietor of such establishment as the residence of such proprietor.

("1991 Standards for Accessible Design", 28 CFR 36 Appendix D)

ITEM 9.1.2 | HOTELS, MOTELS, INNS, BOARDING HOUSES, DORMITORIES, RESORTS AND OTHER SIMILAR PLACES OF TRANSIENT LODGING - ACCESSIBLE UNITS, SLEEPING ROOMS, AND SUITES

Accessible sleeping rooms or suites that comply with the requirements of 9.2 (Requirements for Accessible Units Sleeping Rooms, and Suites) shall be provided in conformance with the table below. In addition. In hotels, of 50 or more sleeping rooms or suites, additional accessible sleeping rooms or suites that include a roll-in shower shall also be provided in conformance with the table below. Such accommodations shall comply with the requirements of 9.2, 4.21, and Figure 57(a) or (b).

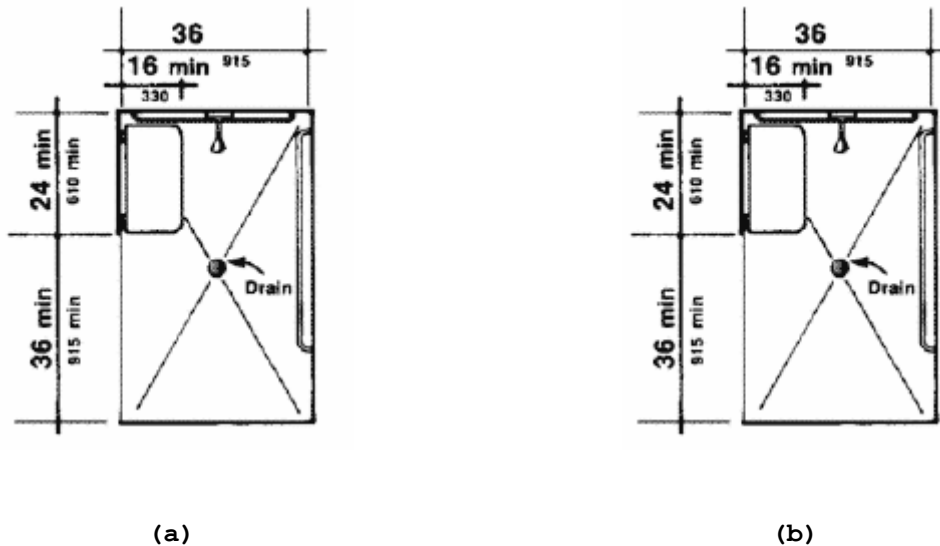


Fig. 57
Roll-in Shower with Folding Seat

Number of Rooms	Accessible Rooms	Rooms with Roll-in Showers
1 to 25	1	
26 to 50	2	
51 to 75	3	1
76 to 100	4	1
101 to 150	5	2
151 to 200	6	2
201 to 300	7	3
301 to 400	8	4
401 to 500	9	4 plus one for each additional 100 over 400
501 to 1000	2% of total	
1001 and over	20 plus 1 for each 100 over 1000	

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)

ITEM 9.1.3 | HOTELS, MOTELS, INNS, BOARDING HOUSES, DORMITORIES, RESORTS AND OTHER SIMILAR PLACES OF TRANSIENT LODGING - SLEEPING ACCOMMODATIONS FOR PERSONA WITH HEARING IMPAIRMENTS

In addition to those accessible sleeping rooms and suites required by 9.1.2. sleeping rooms and suites that comply with 9.3 (**Visual Alarms, Notification Devices, and Telephones**) shall be provided in conformance with the following table:

Number of Elements	Accessible Elements
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20 plus 1 for each 100 over 1000

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)



ITEM 9.1.4 | HOTELS, MOTELS, INNS, BOARDING HOUSES, DORMITORIES, RESORTS AND OTHER SIMILAR PLACES OF TRANSIENT LODGING - CLASSES OF SLEEPING ACCOMMODATIONS

(1) In order to provide persons with disabilities a range of options equivalent to those available to other persons served by the facility, sleeping rooms and suites required to be accessible by 9.1.2 shall be dispersed among the various classes of sleeping accommodations available to patrons of the place of transient lodging. Factors to be considered include room size, cost, amenities provided, and the number of beds provided.

(2) Equivalent Facilitation. For purposes of this section, it shall be deemed equivalent facilitation if the operator of a facility elects to limit construction of accessible rooms to those intended for multiple occupancy, provided that such rooms are made available at the cost of a single-occupancy room to an individual with disabilities who requests a single-occupancy room.

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)



ITEM 9.1.5 | HOTELS, MOTELS, INNS, BOARDING HOUSES, DORMITORIES, RESORTS AND OTHER SIMILAR PLACES OF TRANSIENT LODGING - ALTERATIONS TO ACCESSIBLE UNITS, SLEEPING ROOMS, AND SUITES

When sleeping rooms are being altered in an existing facility, or portion thereof, subject to the requirements of this section, at least one sleeping room or suite that complies with the requirements of 9.2 (***Requirements for Accessible Units, Sleeping Rooms, and Suites***) shall be provided for each 25 sleeping rooms, or fraction thereof, of rooms being altered until the number of such rooms provided equals the number required to be accessible with 9.1.2. In addition, at least one sleeping room or suite that complies with the requirements of 9.3 (***Visual Alarms, Notification Devices, and Telephones***) shall be provided for each 25 sleeping rooms, or fraction thereof, of rooms being altered until the number of such rooms equals the number required to be accessible by 9.1.3.

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)

ITEM 9.2.1 | REQUIREMENTS FOR ACCESSIBLE UNITS, SLEEPING ROOMS AND SUITES - GENERAL

Units, sleeping rooms, and suites required to be accessible by 9.1 shall comply with 9.2.

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)

ITEM 9.2.2 | REQUIREMENTS FOR ACCESSIBLE UNITS, SLEEPING ROOMS AND SUITES - MINIMUM REQUIREMENTS

An accessible unit, sleeping room or suite shall be on an accessible route complying with 4.3 and have the following accessible elements and spaces.

(1) Accessible sleeping rooms shall have a 36 in (915 mm) clear width maneuvering space located along both sides of a bed, except that where two beds are provided, this requirement can be met by providing a 36 in (915 mm) wide maneuvering space located between the two beds.

(2) An accessible route complying with 4.3 shall connect all accessible spaces and elements, including telephones, within the unit, sleeping room, or suite. This is not intended to require an elevator in multi-story units as long as the spaces identified in 9.2.2(6) and (7) are on accessible levels and the accessible sleeping area is suitable for dual occupancy.

(3) Doors and doorways designed to allow passage into and within all sleeping rooms, suites or other covered units shall comply with 4.13.

(4) If fixed or built-in storage facilities such as cabinets, shelves, closets, and drawers are provided in accessible spaces, at least one of each type provided shall contain storage space complying with 4.25. Additional storage may be provided outside of the dimensions required by 4.25.

(5) All controls in accessible units, sleeping rooms, and suites shall comply with 4.27.

(6) Where provided as part of an accessible unit, sleeping room, or suite, the following spaces shall be accessible and shall be on an accessible route:

- (a) the living area.
- (b) the dining area.
- (c) at least one sleeping area.
- (d) patios, terraces, or balconies.

EXCEPTION: The requirements of 4.13.8 and 4.3.8 do not apply where it is necessary to utilize a higher door threshold or a change in level to protect the integrity of the unit from wind / water damage. Where this



exception results in patios, terraces or balconies that are not at an accessible level, equivalent facilitation

(e) at least one full bathroom (i.e., one with a water closet, a lavatory, and a bathtub or shower).

(f) if only half baths are provided, at least one-half bath.

(g) carports, garages or parking spaces.

(7) Kitchens, Kitchenettes, or Wet Bars. When provided as accessory to a sleeping room or suite, kitchens, kitchenettes, wet bars, or similar amenities shall be accessible. Clear floor space for a front or parallel approach to cabinets, counters, sinks, and appliances shall be provided to comply with 4.2.4. Countertops and sinks shall be mounted at a maximum height of 34 in (865 mm) above the floor. At least fifty percent of shelf space in cabinets or refrigerator/freezers shall be within the reach ranges of 4.2.5 or 4.2.6 and space shall be designed to allow for the operation of cabinet and/or appliance doors so that all cabinets and appliances are accessible and usable. Controls and operating mechanisms shall comply with 4.27.

(8) Sleeping room accommodations for persons with hearing impairments required by 9.1 and complying with 9.3 shall be provided in the accessible sleeping room or suite.

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)

ITEM 9.3.1 | VISUAL ALARMS, NOTIFICATION DEVICES AND TELEPHONES - GENERAL

In sleeping rooms required to comply with this section, auxiliary visual alarms shall be provided and shall comply with 4.28.4. Visual notification devices shall also be provided in units, sleeping rooms and suites to alert room occupants of incoming telephone calls and a door knock or bell. Notification devices shall not be connected to auxiliary visual alarm signal appliances. Permanently installed telephones shall have volume controls complying with 4.31.5; an accessible electrical outlet within 4 ft (1220 mm) of a telephone connection shall be provided to facilitate the use of a text telephone.

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)



ITEM 9.3.2 | VISUAL ALARMS, NOTIFICATION DEVICES AND TELEPHONES - EQUIVALENT FACILITATION

For purposes of this section, equivalent facilitation shall include the installation of electrical outlets (including outlets connected to a facility's central alarm system) and telephone wiring in sleeping rooms and suites to enable persons with hearing impairments to utilize portable visual alarms and communication devices provided by the operator of the facility.

("1991 Standards for Accessible Design", 28 CFR 36 Appendix D)

ITEM 9.4.0 | OTHER SLEEPING ROOMS AND SUITES

Doors and doorways designed to allow passage into and within all sleeping units or other covered units shall comply with 4.13.5.

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)



ITEM 9.5.1 | TRANSIENT LODGING IN HOMELESS SHELTERS, HALFWAY HOUSES, TRANSIENT GROUP HOMES, AND OTHER SOCIAL SERVICE ESTABLISHMENTS - NEW CONSTRUCTION

In new construction all public use and common use areas are required to be designed and constructed to comply with section 4. At least one of each type of amenity (such as washers, dryers and similar equipment Installed for the use of occupants) in each common area shall be accessible and shall be located on an accessible route to any accessible unit or sleeping accommodation.

EXCEPTION: Where elevators are not provided as allowed in 4.1.3(5). accessible amenities are not required on inaccessible floors as long as one of each type Is provided in common areas on accessible floors.

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)



ITEM 9.5.2 | TRANSIENT LODGING IN HOMELESS SHELTERS, HALFWAY HOUSES, TRANSIENT GROUP HOMES, AND OTHER SOCIAL SERVICE ESTABLISHMENTS - ALTERATIONS

(1) Social service establishments which are not homeless shelters:

(a) The provisions of 9.5.3 and 9.1.5 shall apply to sleeping rooms and beds.

(b) Alteration of other areas shall be consistent with the new construction provisions of 9.5.1.

(2) Homeless shelters. If the following elements are altered, the following requirements apply:

(a) at least one public entrance shall allow a person with mobility Impairments to approach, enter and exit Including a minimum clear door width of 32 In (815 mm).

(b) sleeping space for homeless persons as provided in the scoping provisions of 9.1.2 shall include doors to the sleeping area with a minimum clear width of 32 In (815 mm) and maneuvering space around the beds for persons with mobility Impairments complying with 9.2.2(1).

(c) at least one toilet room for each gender or one unisex toilet room shall have a minimum clear door width of 32 In (815 mm), minimum turning space complying with 4.2.3, one water closet complying with 4.16. one lavatory complying with 4.19 and the door shall have a privacy latch; and. If provided, at least one tub or shower shall comply with 4.20 or 4.21, respectively.

(d) at least one common area which a person with mobility impairments can approach, enter and exit Including a minimum clear door width of 32 in (815 mm).

(e) at least one route connecting elements (a), (b). (c) and (d) which a person with mobility impairments can use including minimum clear width of 36 in (915 mm), passing space complying with 4.3.4. turning space complying with 4.2.3 and changes in levels complying with 4.3.8.

(f) homeless shelters can comply with the provisions of (a)- (e) by providing the above elements on one accessible floor.

("1991 Standards for Accessible Design", 28 CFR 36 Appendix D)



ITEM 9.5.3 | TRANSIENT LODGING IN HOMELESS SHELTERS, HALFWAY HOUSES, TRANSIENT GROUP HOMES, AND OTHER SOCIAL SERVICE ESTABLISHMENTS - ACCESSIBLE SLEEPING ACCOMMODATIONS IN NEW CONSTRUCTION

Accessible sleeping rooms shall be provided in conformance with the table in 9.1.2 and shall comply with 9.2 **Accessible Units, Sleeping Rooms and Suites** (where the items are provided). Additional sleeping rooms that comply with 9.3 **Sleeping Accommodations for Persons with Hearing Impairments** shall be provided in conformance with the table provided in 9.1.3.

In facilities with multi-bed rooms or spaces, a percentage of the beds equal to the table provided in 9.1.2 shall comply with 9.2.2(1).

(“1991 Standards for Accessible Design”, 28 CFR 36 Appendix D)



APPENDIX



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