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ADA Compliance Inspection Guide

When ADA guidelines provide a range (min to max), the element *must* be within the range.

This list is not all-inclusive. See the 2010 ADA Standards for Accessible Design and/or 2017 ICC A117.1 Accessible and Useable Buildings and Facilities Std.

Exterior Paving

- ½" maximum joint, tighter is preferred for accessibility
- 5% (1:20) maximum slope of accessible route; > 5% slope for an accessible route shall comply with ramp requirements.

Entry

- Automated operators (inside and outside) of main entry doors
- Compliant threshold (max ¼" vertical rise)
- Walk-off grates secure, no trip hazard

Egress Path, Corridor

- No protruding objects: maximum allowed is ≤ 4" horizontally in the range between 27" minimum and 80" maximum above the walking surface. (Check drinking fountains, AEDs, standpipe connections)

Doors

- Maneuvering clearance required both sides of all side-hinged doors to occupiable spaces; additional requirements apply if the door is in a thick wall.
- Operating hardware shall be within the reach range and not require tight grasping or pinching.

Work Counters, Lab Benches, Kitchenettes

- Wherever built-in work counters or lab benches are installed, provide accessible height work counter in the same area.
- Sinks and Fume Hoods, including in process areas, shall be accessible (up to 5% if multiples are provided in the same room). Up to 5% of Lockers shall be accessible and within the reach range.
- Appliances, including operating controls, shall be within the reach range
- Cabinet hardware shall not require tight grasping or pinching

Ramp versus Sloped Walking Surface

Ramp

- > 5% (1:20) minimum slope to 8.3% (1:12) maximum slope (ADA exceptions may apply)
- Handrails with horizontal extensions at top and bottom of each ramp run required on both sides.
- Level landings ≤ 2% (1:48) maximum slope at top, bottom, and any change in direction

Sloped Walking Surface

- > 0% minimum slope to 5% (1:20 maximum slope)
- Contrasting floor required (finish, color, or texture); carpet prohibited
- Level landings ≤ 2% (1:48) maximum slope at top and bottom; this applies to raised floor transitions - a level landing is required between the room door and the sloped transition.

Stair

- Handrails with horizontal extension at top of each flight and sloped extension at bottom of each flight required on both sides; no extension required when handrail continues to next stair flight.
- 42" high minimum guard required if stair is > 30" above adjacent surface
- Risers and treads shall be consistent; 3/8" maximum variance cumulative for the entire stair flight.
- Safety glazing on guard required at any windows adjacent to stair flight and at bottom landing.
- Standpipes must not be located in the required clear egress width at the stair landing; standpipe connections must not be a protruding object.
- Fire stair signage required per VUSBC at each floor landing inside and outside the stair door.

Restroom

- Automated operators inside and outside the entry door to the main public restrooms
- No line of sight to lavatories, toilets or urinals from the entry door Lavatories
- Identical height, any exposed piping or sharp edges under lavatory shall be insulated

Wheelchair accessible toilet

- Stall size always 60" min side to side
Wall-hung toilet: 56" min front to back if 9" toe clearance at partition (otherwise 62" min)
Floor-mounted toilet: 59" min front to back if 9" toe clearance at partition (otherwise 65" min)
- Stall door at opposite corner from toilet, self-closing, door pull required both sides of door.

- Toilet 16" min to 18" max from side wall, flush control not against side wall
- Grab bars: horizontal rear, horizontal side, vertical side. Toilet paper dispenser must be 1" min from bottom/12" min from top of horizontal side wall grab bar AND not interfere w/ vertical bar.

Shower

- Choice of shower design – transfer type vs roll-in – determines all dimensioning requirements, including required clear space outside of the shower.

Signage

- All permanent rooms, rooms requiring posted occupancy, fire stairs, directional signage (diagrams are preferred) at elevator landings to show all means of egress and which are accessible.
- Two-way communication with signage at elevator landings; verify where the call-out goes.
- Restrooms (except single user) must be identified as Female or Male.