
DISABILITY ACCESS

12

This new section provides general information and assistance for designing and constructing facilities within the city that provide access to people with various disabilities. It also provides links to specific accessibility guidelines and best practices and guidance for planning and construction, site access and signage and ROW considerations.



DEPARTMENT RESOURCE INFORMATION

Aviation/Airport	15000 N. Airport Dr.	480-312-2321
Advance Planning Services	7506 E. Indian School Rd.	480-312-7990
Capital Project Management	7447 E. Indian School Rd., Suite 205	480-312-7250
Current Planning	7447 E. Indian School Rd., Suite 105	480-312-7000
Customer Service	7447 E. Indian School Rd., Suite 100	480-312-7800
Downtown Group	4248 N. Craftsman Ct.	480-312-7750
Facilities Management	9191 E. San Salvador Dr.	480-312-5999
Fire & Life Safety/ Inspections	8401 E. Indian School Rd.	480-312-1855
Fire Plan Review	7447 E. Indian School Rd., Suite 125	480-312-7080
Inspections & Land Survey	9191 E. San Salvador Dr.	480-312-5750
Parks Department	7340 Scottsdale Mall	480-312-2915
One Stop Shop/Permit Services	7447 E. Indian School Rd., Suite 100	480-312-2500
Plan Review	7447 E. Indian School Rd., Suite 125	480-312-7080
Records Division	7447 E. Indian School Rd., Suite 100	480-312-2356
Solid Wastewater Management	9191 E. San Salvador Dr.	480-312-5600
Stormwater Management	7447 E. Indian School Rd., Suite 205	480-312-7250
Street Operations	9191 E. San Salvador Dr.	480-312-5626
Transportation	7447 E. Indian School Rd., Suite 205	480-312-7696
Water Resources	9388 E. San Salvador Dr.	480-312-5685
City of Scottsdale	www.scottsdaleaz.gov	

DISABILITY ACCESS

12-1

GENERAL INFORMATION

12-1.000

This section provides general information and assistance in the design and construction of facilities within the City of Scottsdale (COS) to provide access to people with various disabilities. References to more specific information and details are provided. This section is under development.

Search for other information about disability access on the city web pages www.ScottsdaleAZ.gov/accessible, or call the COS ADA Coordinator at 480-312-2246 for updated information.

OVERVIEW OF ACCESSIBILITY GUIDELINES

12-1.100

The following standards and best practices should be used when designing and constructing accessible facilities. In most instances, adhering to federal accessibility standards assures conformance with City of Scottsdale codes (contact the ADA Coordinator at 480-312-2246 for parking space requirements and other exceptions).

A. Americans with Disabilities (ADA) Accessibility Guidelines (ADAAG) (1991)

All Scottsdale city owned or operated facilities, or any place of “public accommodation” (open to the public) or commercial facility where new construction or a significant remodeling commenced after January 26, 1992, shall be built in accordance with ADAAG standards.

www.access-board.gov/adaag/html/adaag.htm

B. HUD Fair Housing Accessibility (FHA) Guidelines (FHAG) (1991)

All “covered multifamily dwellings” designed and constructed for first occupancy after March 13, 1991 must be accessible to and usable by people with disabilities.

www.fairhousingfirst.org/index.asp

C. International Building Code (IBC) (2006)

Chapter 11, Accessibility controls the design and construction of facilities for access by physically disabled persons. Accessibility requirements for the ADA and FHA are incorporated into the International Codes as the codes are updated. The City of Scottsdale has amended Chapter 11 as follows:

1. 1101.2 Design:

Buildings and facilities shall be designed and constructed to be accessible in accordance with this code and ICC A117.1, and Arizona Revised Statutes (ARS) Section 41-1492.03 (the Arizonans with Disabilities Act), R 10-3-403 and R 10-3-404, which includes 28 CFR Part 35, and 28 CFR 36, and the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG).

Section 1107 is amended to read as shown:

2. 1107.7 General Exceptions:

Where specifically permitted by Section 1107.5 or 1107.6, the required number of Type A and Type B units is permitted to be reduced in accordance with Sections 1107.7.1 through 1107.7.6.

3. 1107.7.6 Condominium Projects:

Type A units are required to be designed but not required to be constructed unless requested. When no Type A units are requested units shall be constructed as a Type B unit. www.iccsafe.org/safety/accessibility/ and <http://www.iccsafe.org/e/prodshow.html?prodid=3000S03>

D. ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities (2003)

This is a nationally recognized standard of technical requirements for making buildings accessible. Published since 1961, it is referenced by federal documents and state accessibility laws. The IBC also references the ICC/ANSI A117.1 in the 2006 building standards.

www.iccsafe.org/safety/accessibility/ and www.iccsafe.org/e/prodshow.html?prodid=9033S03

E. Arizonans with Disabilities Act (AzDA) (ARS Section 41-1492.03)

Arizona adopted the ADAAG as the State building standard with an effective date of January 26, 1993. www.azada.gov/RightsInfo/PubAccom.asp

F. City of Scottsdale Revised Codes and Ordinances

Chapter 31, Article III Building Code – adopts the AzDA, ADAAG, and IBC as the Scottsdale building code. www.ScottsdaleAZ.gov/codes

Zoning Ordinance Article IX, 9.105. Mobility impaired accessible spaces – Stipulates slightly different accessible parking space requirements than federal requirements.

www.ScottsdaleAZ.gov/codes

G. U.S. Access Board Revised Draft Guidelines for Accessible Public Rights-of-Way

This document provides guidance for public rights-of-way, such as public sidewalks, curb ramps, accessible routes, ground and floor surfaces, and bus stops and shelters. These guidelines are considered “best practices” in this field and recommended for use.

www.access-board.gov/prowac/draft.htm#Text

12-1.200

PLANNING & CONSTRUCTION

Design professionals are encouraged to use the accessibility information in this manual and the links to resource documents in [Section 12-1.000](#). Should specialized situations occur, contact the ADA Coordinator, 480-312-2246, for compliance recommendations. Consultations regarding disability access can be provided at any stage of the process from design to inspections.

12-1.201

ONGOING BARRIER-REMOVAL

The AZ Attorney General and U.S. Department of Justice offices expect existing public facilities to engage in ongoing “readily achievable” barrier-removal whether making any other alterations. For a discussion of “readily achievable”, see www.ada.gov/adata1.pdf.

The ADA prioritizes barrier-removal in the following manner:

1. Enabling individuals with disabilities to enter the facility.
2. Providing access to those areas where goods and services are made available to the public.
3. Providing access to restrooms, if restrooms are provided for use by customers or clients.
4. Removing any remaining barriers, such as lowering telephones.

ALTERATIONS**12-1.202**

When alterations are made to improve the function of a business, accommodate a change or growth in services, or as part of a general renovation, the requirements for barrier-removal at that time are greater because the alteration is part of a larger construction or replacement effort. Any changes made to a facility shall include improved access within that element and may cause need for further accessibility improvements.

Up to 20% of the total cost of an alteration project shall be used towards barrier-removal as long as barriers still exist.

NEW CONSTRUCTION**12-1.203**

Use IBC www.iccsafe.org/e/prodshow.html?prodid=3000S03, and/or ADAAG www.access-board.gov/adaag/html/adaag.htm to guide the design of new construction. Universal access for people with any ability level is easily accomplished when planned for from the inception of the project.

PLAN REVIEW**12-1.204****A. References**

Identify on the plan cover sheet which accessibility standards were followed. For example: ADAAG 1991, IBC 2006.

B. Accessibility Notes

The preferred method for identifying accessible elements in a plan is to provide a note such as is shown in the example below in Figure 2.4-1. Summarizing accessibility notes at the beginning of the plan document assists staff in identifying all of the accessible accessibility elements in the plan.

EXAMPLE: ACCESSIBILITY NOTES

1. Accessible entrances to the building shall be identified by the international symbol of accessibility.
2. Exterior exits which are located adjacent to accessible areas and within 6 ft. of adjacent ground level shall be accessible.
3. Accessible ramps required by ANSI shall not have slopes exceed 1 ft. in 12 ft.
4. The surface of ramps and ground surfaces shall be roughened or shall be of slip resistant materials.
5. An accessible route of travel 3 ft. wide min. must be provided to all portions of the building, between the building and the public way. Accessible routes shall have a maximum slope of 1:20 and a maximum cross slope of 1:50.
6. Threshold must be 6 inches in height or less.
7. The primary entrance to the building must be accessible. All other required entrances must be accessible.
8. All accessible parking spaces shall have a slope not exceeding 1:50.
9. All accessible parking spaces shall be outlined on all four sides, have a contrasting color and the international wheelchair symbol on the ground within the space.
10. All accessible parking spaces shall have a sign (minimum 5 ft. above finish grade in front of the space) which includes the international symbol of accessibility.
11. Signs designating permanent rooms and spaces shall meet accessibility requirements.
12. All electrical receptacles and controls shall be 18 inches minimum and 48 inches maximum above finished floor.
13. All alarms shall be audible and visual, meeting accessibility requirements.
14. Accessible route shall be without steps or changes in level greater than 6 inches without an approved ramp.
15. Accessible routes shall serve as exits or connect to areas of rescue assistance.

FIGURE 12.1-1 ACCESSIBILITY NOTES EXAMPLE

C. Site Plans

Site plans must include access symbols, such as a circle representing a 5 foot turning radius. The improvement plans shall include profiles at all driveways, sidewalks, curb ramps and parking lots. Sufficient elevations shall be provided on the plans of all parking areas, driveways and private property for review of proper ADA slopes and cross slopes, see [Section 9-1.404](#).

D. Equivalent Facilitation

Nothing in these requirements prevents the use of designs, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility and usability. When applying for a building variances which include an accessibility component, the variance must reviewed with the ADA Coordinator for equivalent facilitation.

CONSTRUCTION ACTIVITY

12-1.205

Pedestrian access must be provided during construction, and in accordance with the Barricade Plan, see [Section 5-2.306](#). Specifically, pedestrian paths through work zones should replicate as close as possible the elements of the existing path and be accessible to people in wheelchairs.

When providing community notification of construction activity, consider including methods to alert residents with possible sensory impairments. Such methods include additional signage, door hangers, community newsletters, and press releases. Alternate methods for auditory/electronic delivery include community meetings, phone message lines, and web site information, see [Section 5-2.308](#).

If the project impacts an existing bus stop, the permittee must create a temporary bus stop, with comparable amenities, if feasible. The temporary bus stop should be as close as possible to the affected stop, be in a safe location, and be barrier-free, see [Section 5-2.312](#). The location of the temporary bus stop is subject to the Transportation Department General Manager or designee's approval.

SITE ACCESS

12-1.300

ACCESSIBLE ROUTE

12-1.301

At least one accessible route must be provided from the public right-of-way to, and throughout the site, that connects all facilities within the site. For specific ADA requirements for accessible routes, refer to www.access-board.gov/adaag/html/adaag.htm#4.3.

GROUND SURFACES

12-1.302

A. Surface Materials

ADA requires ground surfaces to be "firm, stable and slip resistant", and less than 1/4 inch level change or gap. Many pavers and stamped asphalt or concrete, particularly those that are domed-topped, do not meet these requirements.

Therefore, pavers should be used only as a decorative element on the outside edges of a pedestrian walkway, to maintain at least a 48 inch smooth, vibration-free concrete or asphalt walking surface. Where concrete or asphalt is not planned, walkways must be reviewed with staff regarding the appropriate use of approved pavers or stabilized decomposed granite, or approved equivalent.

B. Color & Contrast

Decorative colored concrete or other surface designs should be used with care. The adjacent placement of high-contrast colors and differing textures can be visually confusing to low-vision pedestrians if not used to enhance way-finding. Contact the ADA Coordinator at 480-312-2246 for specific considerations.

SIDEWALK, WALKWAY & MULTIUSE PATH WIDTHS

The required and/or preferred widths of sidewalks, walkways and multiuse paths are described in [Section 2-1.808](#).

CURB RAMPS

12-1.303

All curbing causing level changes within an accessible route shall have curb ramps conforming to the COS Standard Detail Nos. 2232 to 2235, www.ScottsdaleAZ.gov/design/COSMAGSupp/, and shall be installed per [Section 5-8.400](#). Inspection curb ramps shall designate the ramp control point as indicated.

12-1.304**DETECTABLE WARNINGS**

To guide from overuse, thereby diminishing their effectiveness, detectable warnings, in the form of truncated domes, shall only be used at curb ramps at vehicular intersections, or at signalized commercial driveways acting as a vehicular way, or other high-traffic areas as approved by COS staff. Example locations of curb ramps without detectable warnings might include parking lots and driveways.

Detectable warnings (truncated domes) shall be provided at street intersections in accordance with COS Standard Detail No. 2231, see www.ScottsdaleAZ.gov/design/COSMAGSupp/. Product substitutions may be discussed with the Street Operations Manager, 480-312-5626. Detectable warnings in ESLO areas shall be "Western Reserve" in color, or approved equal. Detectable warning in the Environmentally Sensitive Land areas shall be a color equivalent to Dunn Edward Western Reserve

12-1.305**DRIVEWAYS**

Driveway design shall use COS Standard Detail Nos. 2250 to 2258, to allow access for people with mobility disabilities, see www.ScottsdaleAZ.gov/design/COSMAGSupp/.

Truncated domes shall not be used without prior staff approval.

12-1.306**ACCESSIBLE (HANDICAPPED) PARKING SPACES**

Accessible parking spaces shall be provided and designed in accordance with this section of this document, which is based on City Zoning Ordinance, Appendix B, Sec. 9.105, www.ScottsdaleAZ.gov/codes.asp, 1991 ADAAG 4.1.2(5) & 4.6, IBC 1106, ANSI and has been adopted by the Scottsdale City Council.

1. Required accessible parking spaces for people with disabilities shall be provided at a rate of four (4) percent of total required vehicular parking spaces.
2. Parking with no quantitative requirements shall be in accordance with the formula described in ADAAG 4.1.2(5).
3. Accessible patient parking at ourpatience facilities must equal no less than ten (10) percent of the required parking.
4. Facilities which specialize in treatment or services for persons with mobility improvements must provide accessible parking equaling no less than twenty (20) percent of the required parking for patient use.
5. Reductions in accessible parking space requirements for large uses may be permitted subject to the approval of the City Manager or designee.
6. Accessible parking must be distributed through each *type* of parking available.
7. All parking areas shall provide accessible routes from the accessible parking spaces to the principal use destination.
8. The accessible route shall not direct travel behind parked vehicles.
9. The minimum width of said accessible route shall be no less than three (3) feet.
10. All accessible spaces shall be Universal size spaces, designed to be eleven (11) feet wide, and shall have a five (5) foot wide access aisle with cross-hatching (no parking area) adjacent to the accessible stall.
11. Two accessible spaces may share the same access aisle.
12. Accessible van spaces shall be the spaces with the access aisle on the passenger side. A minimum of 1:8 accessible spaces shall be van spaces.
13. Accessible parking spaces and access aisles shall not exceed a slope of 1:50.
14. Any ramp from the access aisle to the sidewalk or other transition to the principal use shall not exceed a slope of 1:12, and shall not encroach into access aisle.

15. The verticle clearance for accessible parking spaces shall be no les than eight (8) feet two (2) inches.
 16. Each individual accessible parking space shall be signed with a reserved parking sign per COS Standard Detail No. 2124. The bottom of these signs shall be places at five (5) feet above ground level so as not to be obscured by parked vehicles.
 17. An additional "Van Accessible" sign shall be mounted below the reserved sign described in No. 16, where appropriate per No. 12.
 18. Each space shall be clearly marked with the accessibility symbol on the ground at the rear of the space. The preferred marking is a white symbol on a blue background.
- See the following [Figure 12.1-2](#) for an example of a preferred accessible parking space.

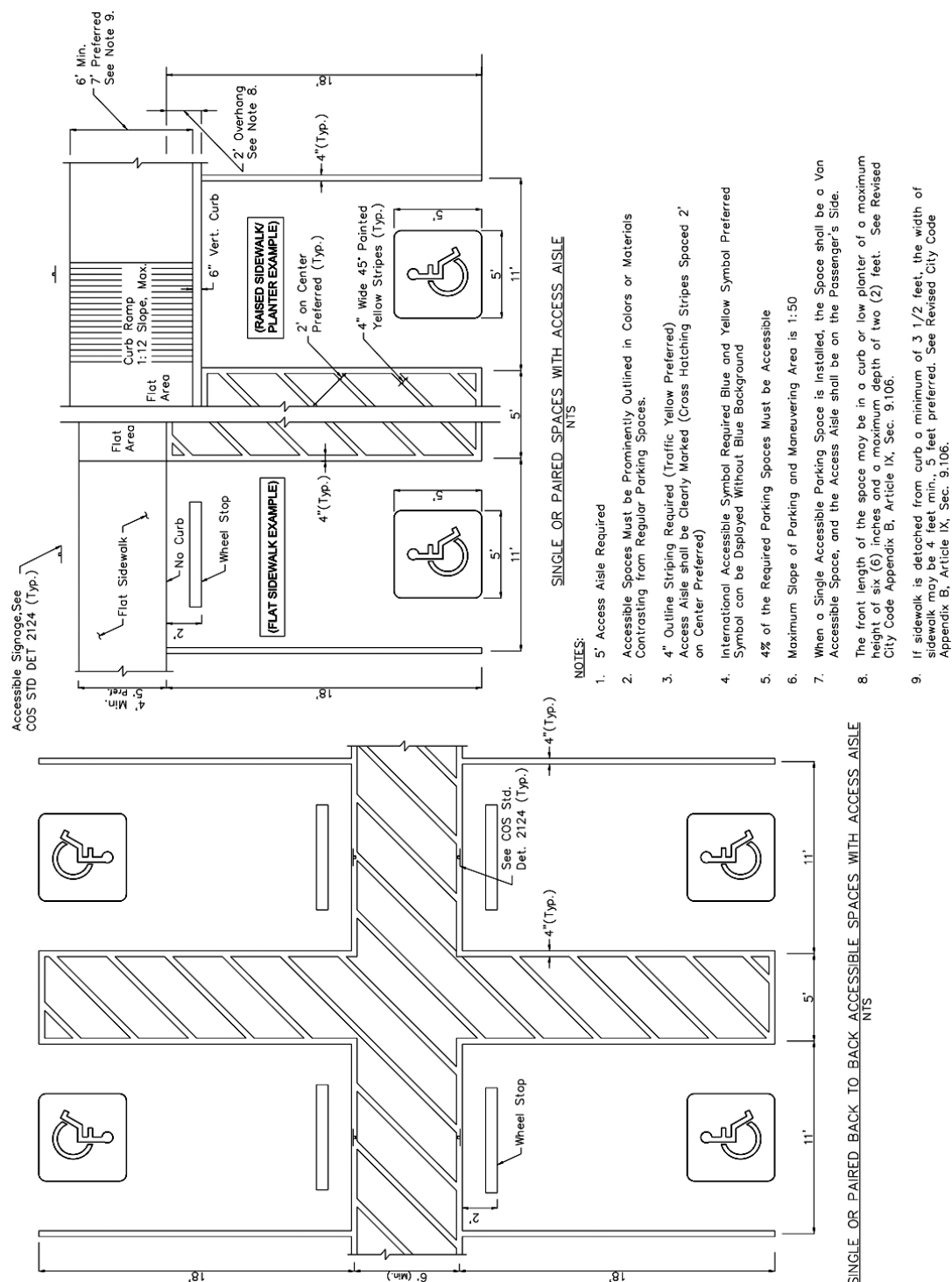


FIGURE 12.1-2 PREFERRED ACCESSIBLE PARKING SPACE

12-1.307

DRIVE-THROUGH FACILITIES

Vertical clearance must be a minimum of 98 inches for drive-through facilities. Drive-through facilities that include a passenger loading zone must have a vertical clearance of 114 inches, see [Section 2-1.803](#).

BUILDING CONSTRUCTION

12-1.400

COMMERCIAL FACILITIES

12-1.401

A. General Information

The City of Scottsdale requires commercial developers to comply with the Americans with Disabilities (ADA) Accessibility Guidelines (ADAAG) (1991), and the International Building Code (IBC) (2006) through the adoption of SRC Chapter 31, Article III Building Code.

B. Drinking Fountains

Ensure that drinking fountains installed meet ADA guidelines by having a wheelchair accessible fountain installed at 34 inches above finish floor (AFF), (measured to the deck), and a standard height drinking fountain installed at 40 inches AFF.

For facilities requesting a building code variance from the drinking fountain requirements, equal access must be provided for persons with disabilities via "equivalent facilitation", as required by the ICB 2006, Sec. 2901. Contact the ADA Coordinator for more information.

C. Product Standards

Refer to the following sections for specifications for selecting and installing accessible features:

1. Plumbing Systems, [Section 9-3.100](#)
2. Doors & Hardware Systems, [Section 9-3.200](#)
3. Building Components, [Section 9-3.300](#)

Alternate products for consideration shall meet the ADAAG requirements for Controls and Operating Mechanisms and Space Allowance and Reach Ranges, see <http://www.access-board.gov/adaag/html/adaag.htm#4.2>.

MULTIFAMILY RESIDENTIAL FACILITIES

12-1.402

The City of Scottsdale requires multifamily residential developers to comply with the HUD Fair Housing Accessibility (FHA) Guidelines (FHAG) (1991), by requiring compliance with the International Building Code (IBC) (2006), which is a "safe harbor" FHA building standards.

RIGHTS-OF-WAY

12-1.500

TRANSPORTATION PLANNING

12-1.501

Disability access is expected in all transportation, rights-of-way and transit elements within any development or redevelopment, see [Section 5-1.1002](#).

References

1. United States Access Board Revised Draft Guidelines for Accessible Public Rights-of-Way www.access-board.gov/prowac/draft.htm
2. United States Access Board Interfacing Accessible Pedestrian Signals (APS) with Traffic Signal Control Equipment www.access-board.gov/research/APS/report.htm#_Toc38768660
3. NCHRP Accessible Pedestrian Signals: Synthesis and Guide to Best Practice, www.walkinginfo.org/aps/pdf/APS-Synthesis.pdf
4. Pedestrian and Bicycle Information Center, www.walkinginfo.org

12-1.502

GENERAL INFORMATION

1. All major thoroughfares shall be accessible in accordance with the “best practices” listed above.
2. Accommodate direct disability access through drainage channels, dead ends, walls, cul-de-sacs, open space, and other barriers to reach neighborhood destinations such as homes, schools, parks, libraries, retail centers, civic spaces, and trip generators, see [Section 5-9.100](#).

12-1.503

SITE ACCESS

See the following sections of [Section 12-1.300](#) for requirements for rights-of-way development:

- a. Accessible Route, Section 2-4.301
- b. Ground Surfaces, Section 2-4.302
- c. Sidewalk, Walkway & Multi-use Path Widths, Section 2-4.303
- d. Curb Ramps, Section 2-4.304
- e. Detectable Warnings, Section 2-4.305
- f. Driveways, Section 2-4.306
- g. Accessible (Handicapped) Parking Space, Section 2-4.307
- h. Drive-Through Facilities, Section 2-4.308

12-1.504

INTERSECTIONS AND CROSSWALKS

[Section 5-3.119](#) discusses factors related to intersection design. These factors also impact the ease of street crossing for people with visual impairments.

Crosswalk surfaces should follow the guidelines in [Section 12-1.302](#).

12-1.505

MEDIANS

Medians constructed to act as a Pedestrian Refuge shall have detectable warnings on both sides of the median at the point of entry into the crosswalk. See COS Standard Detail No. 2295, www.ScottsdaleAZ.gov/design/COSMAGSupp/.

12-1.506

SIGNALS

Information on accessible pedestrian signals is available in the Manual on Uniform Traffic Control Devices (MUTCD) <http://mutcd.fhwa.dot.gov/index.htm>.

1. Audible Pedestrian Signals

Audible pedestrian signals must be available to citizens upon request.

2. Pedestrian Push Buttons (See [Section 5-4.104](#))

- a. Provide a minimum 48 inch by 48 inch concrete slab immediately adjacent to the pole, and directly under the pedestrian signal button.
- b. The slab shall have no more than a 2% slope in any direction.
- c. Provide a minimum 36 inch accessible route to the pole slab, if necessary.
- d. Mount pedestrian signal button at 36 inches from ground to center of button.
- e. Pedestrian signal buttons shall be the large slap buttons.

12-1.507

TRANSIT STOPS

All developed or redeveloped transit stops must comply with applicable provisions of the ADA, and other “best practice” reference documents noted in [Section 12-1.100](#). All transit stop locations where an accessible pedestrian route is available or where major improvements have been made to an existing inaccessible stop shall incorporate the following elements referenced in [Section 5-6.000](#):

- a. Accessibility (Surface, Dimensions, Connection, Grade and Bus Shelters), Section 5-6.002
- b. Benches, Section 5-6.201
- c. Shelters, Section 5-6.202
- d. Bus Stop Signs, Section 5-6.401
- e. Sign Clearance, Section 5-6.403

Also see MAG Standard Detail No. 230 and COS Standard Detail No. 2232 for related information, www.ScottsdaleAZ.gov/design/COSMAGSupp/.

PARKS & TRAILS

12-1.508

All walkways leading to, into and throughout sporting and recreation areas must be ADA compliant unless to do so would fundamentally alter the nature of the facility/activity. In addition to those elements discussed in this chapter, see Park Design, [Section 8-2.200](#) for information concerning:

- a. Walkways, Section 8-2.201
- b. Drinking Fountains, Section 8-2.202
- c. Playgrounds, Section 8-2.203
- d. Signage, Section 8-2.209
- e. Parking, Section 8-2.210

