
DISABILITY ACCESS

This chapter provides general information for designing and constructing facilities to provide access for people with various disabilities. It also provides references to accessibility laws, guidelines and best practices for onsite construction, site access and signage.

DS&PM 2014 UPDATE NOTES OCTOBER 28, 2014:

The revisions shown in red bold font (new language) and red bold font strike-through (deleted language) were made after publishing for the September 15, 2014 Open House meeting and public review.

- There was no public input on this document.
- The revisions shown are staff review revisions.

DRAFT

DISABILITY ACCESS

GENERAL

The city of Scottsdale adopts accessibility codes and standards and incorporates them by ordinance into its city codes. This section provides reference to those codes and guidance on their use.

CITY OF SCOTTSDALE ADOPTED ACCESSIBILITY CODES

A. The most relevant adopted accessibility codes for design and construction within Scottsdale are:

- The 2012 International Building Code (IBC)
- The 2012 International Existing Building Code (IEBC)
- The 2009 ICC A117.1 ANSI Standards (A117.1 ANSI)
- The text from the 2010 Americans with Disabilities Act Standards for Accessible Design (2010 ADAAG)

~~—Please contact the building plan review division of the Development Services Department for assistance~~ In resolving any conflict between the adopted building code and the ~~two~~ accessibility standards, **please contact the Building Plan Review Division and the Current Planning Division of the Planning and Development Services Department for assistance.**

B. Multi-family housing accessibility requirements are generally found within Chapter 11 of the IBC and their corresponding technical requirements in A117.1 ANSI Chapter 10. ~~The Fair Housing Act is not an adopted city ordinance; however, the 1998 full version of the “Fair Housing Act Design Manual” is available “on-line” and is recommended as a basis of understanding the design and construction requirements for apartments and condominiums.~~ The 1998 “Fair Housing Act Design Manual” is available on-line and recommended to understand federal design and construction requirements for apartments and condominiums.

C. ~~City of Scottsdale Revised Code, Appendix B – Basic Zoning Ordinance (Zoning Ordinance).~~ Article IX. Parking and Loading Requirements of the Zoning Ordinance specifies ~~the mobility impaired requirements for~~ accessible spaces and clearance heights. ~~These requirements are slightly stricter than the federal (ADA) requirements. Refer to Article IX, Parking and Loading Requirements, of the Zoning Ordinance,~~ which are slightly stricter than federal standards.

~~BD. Please note that the~~ The Fair Housing Act and the Americans with Disabilities Act are civil rights laws. ~~Local enforcement and interpretation of Compliance~~

Section 12-1

12-1.000

12-1.100

with COS accessibility codes does not necessarily insure compliance with those state and federal disability laws.

ACCESSIBLE FACILITIES ON PRIVATE PROPERTY

12-1.200

ACCESSIBLE ROUTE

12-1.201

At least one accessible pedestrian ~~circulation~~ route shall be provided ~~within the site from to the accessible facility entrance from:~~

1. Accessible parking spaces and accessible passenger loading zones;
2. Public streets and sidewalks; and
3. Public transportation stops.

~~to the accessible building or facility entrance they serve in accordance with 2010 ADAAG. Also~~ Refer to the IBC and the 2010 ADAAG for additional on-site accessible routes required to various site amenities and recreation areas.

Use the 1998 Fair Housing Act Design Manual and the 2010 ADAAG to distinguish all accessible pedestrian ~~circulation~~ routes ~~widths shall comply with Chapter 2 of the DS&PM.~~

GROUND SURFACES

12-1.202

A. Surface Materials

Accessible pedestrian ~~circulation route ground~~ surfaces shall be firm, stable and slip resistant. Vertical changes in elevation of between ¼" and ½" along accessible routes shall be beveled, and a maximum ½ inch gap. Pavers and stamped asphalt or concrete with domed-tops and large gaps, should not be used along accessible routes.

~~Alternate materials other than asphalt and concrete must be reviewed and approved by planning staff regarding the appropriate use of pavers or stabilized decomposed granite, or other material. All alternate material shall maintain compliance with 2010 ADAAG~~ Materials other than asphalt and concrete shall comply with the 1010 ADAAG and are subject to COS staff approval.

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. ~~For additional information r~~Refer to the 2010 ADAAG and ~~ICC ANSI~~ A117.1 ANSI.

CURB RAMPS

12-1.203

~~All curbs located at changes in elevation within an accessible route shall have~~
~~Within an accessible route,~~ curb ramps conforming to the COS Supplements to MAG Specifications and Details, or 2010 ADAAG. ~~Alternative design is subject to COS staff approval.~~ Refer to www.scottsdaleaz.gov.

DETECTABLE WARNINGS ONSITE

12-1.204

~~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. Typical parking lots and driveways do not require detectable warnings. Detectable warnings in the Environmentally Sensitive Land areas shall be a color equivalent to ~~Dunn-Edward-Western Reserve Frazee Paint 'Western Reserve' (8716N)~~.

DRIVEWAY ACCESS TO PUBLIC AND PRIVATE STREETS

12-1.205

Driveway design shall ~~use~~ **use** comply with the COS Supplements to MAG Specifications and Details. ~~, to allow access for people with mobility impairments. Refer to~~ ~~www.scottsdaleaz.gov. Truncated domes shall only be used in locations and with~~ ~~type and color approved by Planning staff~~ Detectable warnings are subject to COS staff approval.

ACCESSIBLE PARKING SPACES

12-1.206

- A. ~~All new and reconfigured accessible parking spaces shall comply with the van accessible height clearances (98 inches) and the universal parking and access aisle width in accordance with~~ Refer to Article IX of the Zoning Ordinance.
- B. Accessible parking spaces shall include ~~a-~~ signs in accordance with COS Supplements to MAG Specifications and Details, and 2010 ADAAG.
- C. ~~The~~ Figure 12.1-2 is the preferred configuration of accessible parking spaces.

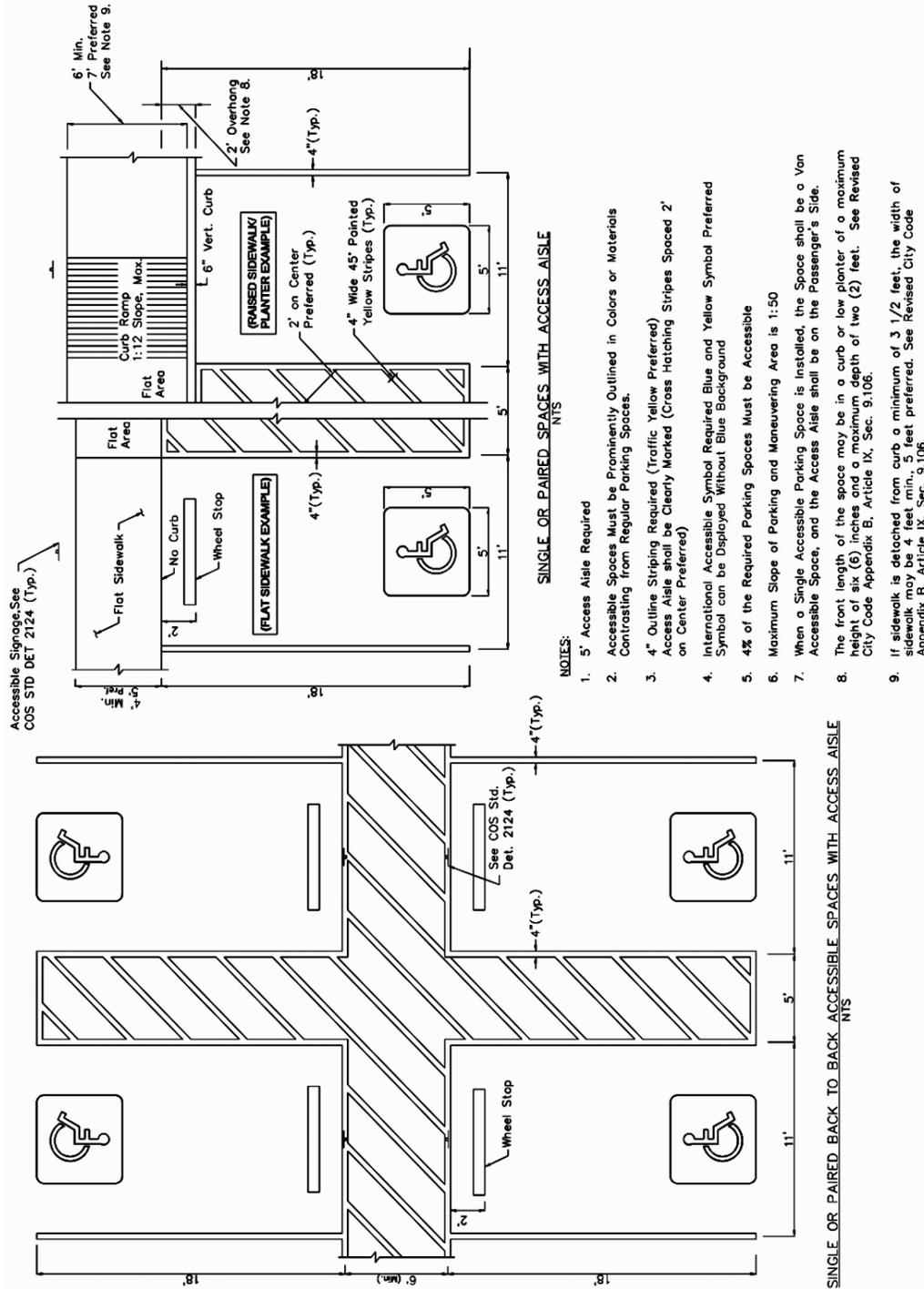


FIGURE 12.1-2 PREFERRED ACCESSIBLE PARKINGS

DRIVE-THROUGH AND PASSENGER LOADING FACILITIES

12-1.207

- A. Drive-through facilities shall have a vertical clearance of 98 inches.
- B. Passenger loading zones and ~~standard~~ passenger loading facilities shall ~~provide have~~ a vertical clearance of 114 inches ~~in accordance with 2010 ADAAG~~.

ON-GOING BARRIER REMOVAL

12-1.208

~~Generally~~ Titles II and III of the Americans with Disabilities Act ~~Section 36.304~~ requires ~~existing public accommodations where goods or services are made available to the public to engage in~~ ongoing “readily achievable” barrier-removal ~~whether or not they are making any other alterations~~. Barrier ~~Re~~moval ~~is directly not enforced by the COS, unless, however the work may~~ requires a building permit ~~subject to COS requirements~~.

The U.S. Department of Justice provides information and a checklist for readily achievable barrier removal. Refer to www.ada.gov and ~~review the document~~ “Americans with Disabilities Act Title III Regulations,” ~~and especially~~ Section 36.304.

ALTERATION

12-1.209

The 2012 IEBC and the 2010 ADAAG have similar requirements for alterations to existing buildings and facilities. For alterations affecting ~~primary function of the building, portions of the primary area of the building,~~ up to 20% of the total cost of an alterations ~~project for that primary area~~ shall be used towards providing an accessible route to ~~that area~~s of primary function.

ACCESSIBILITY IN PUBLIC RIGHTS-OF-WAYS AND EASEMENTS FOR PUBLIC ACCESS

12-1.300

- A. ~~Under the ADA, the COS is considered a Title II agency~~. All development within the public right-of-way and easements for public access shall ~~comply~~, be ~~designed, and constructed accessible~~ in ~~accordance compliance~~ with U.S. Access Board Revised ~~Draft-proposed Accessibility~~ Guidelines for ~~Accessible Public Pedestrian Facilities in the~~ Rights-of-Way (PROW) dated July 26, 2011, as amended, the applicable provisions of ~~the~~ 2010 ADAAG and ~~ICC-ANSI~~ A117.1 ~~ANSI. Additional applicable requirements may be obtained from the following~~
Also refer to:

- ~~United States Access Board Interfacing Accessible Pedestrian Signals (APS) with Traffic Signal Control Equipment. Refer to www.access-board.gov~~ NCHRP Accessible Pedestrian Signals: Synthesis and Guide to Best Practice. Refer to www.walkinginfo.org <http://www.trb.org/Main/Blurbs/159938.aspx>

2. Pedestrian and Bicycle Information Center. Refer to www.walkinginfo.org
www.pedbikeinfo.org
3. **Chapter 5 of this manual.**

~~DRIVEWAY ACCESS TO PUBLIC STREETS~~

~~12-1.301~~

~~Driveway design shall use COS Supplements to MAG Specifications and Details, to allow access for people with mobility impairments. Refer to www.scottsdaleaz.gov. Truncated domes shall only be used in locations and with type and color approved by Planning staff.~~

DETECTABLE WARNINGS IN PUBLIC RIGHT-OF-WAY

12-1.302¹

Detectable warnings (~~truncated domes~~) shall be provided at right-of-way street intersections in accordance with COS Supplements to MAG Specifications and Details. ~~Refer to www.scottsdaleaz.gov.~~ Product substitutions ~~may be discussed with the~~ **are subject to COS staff approval. Refer to the** Street Operations Manager, 480-312-5626. Detectable warning in the Environmentally Sensitive Land areas shall be a color equivalent to ~~Dunn Edward Western Reserve Frazee Paint 'Western Reserve' (8716N).~~

SITE ACCESS

12-1.303²

Onsite pedestrian access from ~~the public~~ right-of-way and easements for public access shall be provide in accordance with Chapter 2, Section 5.8, PROW ~~dated July 26, 2011, as amended,~~ and 2010 ADAAG.

~~INTERSECTIONS AND CROSSWALKS~~

~~12-1.304~~

~~Section 5-3. 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. ((STAFF NOTE: THIS SECTION REPEATS AND IS NOT NEEDED.))~~

MEDIANS

12-1.305³

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. Refer to **this manual, PROW and** COS Supplements to MAG Specifications and Details.

SIGNALS

12-1.3064

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

1. Audible Pedestrian Signals

Audible pedestrian signals must be available to citizens upon request.

2. Pedestrian Push Buttons

(Refer to Section 5-4 of this manual **and PROW**).

- ~~a. Provide a minimum 48 inch by 48 inch concrete slab immediately adjacent to the pole, and directly under the pedestrian signal button.~~
- ~~d. 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.~~

TRANSIT STOPS

12-1.3075

All developed or redeveloped transit stops must comply with applicable provisions of the ADA, PROW, **MAG Standard Detail No. 230, COS Supplements to MAG Specifications and Details (Detail No. 2232)**, and other “best practice” reference documents **noted in herein**. All transit stops **locations where with** 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 of this manual:

1. Accessibility **(Surface, Dimensions, Connection, Grade and Bus Shelters)**
2. Benches
3. Shelters
4. Bus Stop Signs
5. Sign Clearance

~~Also refer to MAG Standard Detail No. 230 and COS Supplements to MAG Specifications and Details, Detail No. 2232 for related information.~~

PUBLIC PARKS & TRAILS

12-1.3086

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/ or activity. In addition ~~to those elements discussed in this Chapter, refer to Park Design, public trails shall comply with~~ Section 8-2 of this manual. ~~for information concerning:~~

- ~~1. Walkways~~

2. ~~Drinking Fountains~~
3. ~~Playgrounds~~
4. ~~Signage~~
5. ~~Parking~~

CONSTRUCTION ACTIVITY

12-1.400

~~A pedestrian access route in the public right-of-way shall be maintained during construction in accordance with a Barricade Plan, refer to Section 5-2 of this manual. During onsite construction, a pedestrian access route shall be maintained through or around the construction zone and to areas that are not affected by the construction activity. Specifically, a pedestrian access route through a work zone should replicate as close as possible the elements of the existing route and be accessible. An accessible pedestrian route in the public right-of-way shall be maintained during construction. For onsite construction, an accessible pedestrian route shall be maintained through or around the construction to areas unaffected by the construction. The route through the construction should replicate as close as possible the existing route.~~

~~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. Refer to the Community Notification section of 5-2 of the DS&PM. When providing community notification of construction, include methods to alert residents with possible sensory impairments.~~

~~If the project impacts an existing bus stop, the permittee shall 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, refer to Section 5-2 of the DS&PM. The location of the temporary bus stop is subject to the Transportation Department Director or designee's approval.~~
If the project impacts a bus stop, the permit holder shall create a temporary bus stop, with comparable amenities, if feasible. The temporary bus stop is subject to the Transportation Department Director or designee's approval.

Refer to Section 5-2 of this manual for details on barricade plans, community notification and temporary bus stops.