013010 ACCESSIBILITY FOR PEOPLE WITH DISABILITIES

PART 1: ACCESSIBILITY FOR PEOPLE WITH DISABILITIES

1.01 GENERAL

A. The designer is reminded that Cornell University is committed to making its facilities accessible and usable for people with mobility, hearing, visual and other types of disabilities. As such, new facilities or those being modified, especially educational facilities, will be designed and constructed for access by all. Accessibility that goes beyond minimal compliance is strongly encouraged. Elements of Universal Design that provide experiential equity – allowing people with disabilities equivalent opportunity to experience our programs, services and activities as those without disabilities is encouraged and is strongly supported.

B. Designs will comply with the Uniform Federal Access Standards (UFAS), 2010 ADA Standards for Accessible Design, and New York State Uniform Fire Prevention and Building Code (NYSUFPBC) and ICC/ANSI A117.1-2003. Caution shall be exercised such that all requirements are met for each of these regulations. Compliance for one DOES NOT necessarily ensure compliance with the aspects of all the applicable provisions. As such, details, dimensions, and construction specifications shall comply with all requirements set forth in the NYSUFPBC, ICC/ANSI A117.1-2003 (or any current reference standard adopted by the NYSUFPBC), UFAS, and 2010 ADA Standards for Accessible Design for the following (bold and underlined are items that represent the Cornell Standard):

- Space allowances and reach range
- Interior and exterior accessible routes
- Walks-maximum slope shall not exceed 1 in 20 (5 percent gradient), **but lesser grades than 5 percent are encouraged where possible.**
- Ramps-maximum slope shall not exceed 1 in 12 (8.3 percent gradient), **but lesser grades than 8.33 are encouraged where possible.**
- Cross slopes shall not exceed 2 percent gradient.
- Protruding objects/Cane detection (*Typical issues: toilet room accessories, AED cabinets, fire extinguishers, FECs, electric water coolers, stairs*)
- Ground and floor surfaces
- Accessible parking, all elements: vertical signage, slope, access aisles, no parking any time signs on access aisles, proximity to accessible entrance. **Percentage of accessible parking spaces is not calculated per lot, rather per campus needs and accessible entrances and routes to building. Consultation with stakeholders needs to occur during all stages of the design process when calculating accessible parking and exterior accessible routes.**
- Passenger loading zones.
- Detectable warning – Cornell Standard is dark gray detectable warning pad in concrete and light detectable warning pad in asphalt.
- Stairs
- Handrails
- Elevators
- Platform lifts
- Doors
- Automatic operators – Cornell Standards indicate that while not required, automatic operators are usable and preferable and shall be included as a means of providing access to all primary entrances for buildings.
- Thresholds – Cornell Standards require that all thresholds be flush with transitions and well under the ½” maximum in height. This is especially important with thresholds going into toilet rooms. (Note: Preference for no elevation change at adjoining finishes, especially at interior door thresholds)
- Entrances – Cornell Standards require a minimum of 75% of all entrances to be accessible.
- Drinking fountains and bottle fillers (Typical issues: projecting into accessible route, need for providing dual height units)
- Water closets, wall hung and floor mount – Cornell Standard requires the mounting height of both wall hung and floor mounted water closets to be 18 ½” to the seat. (Note: specify accessible water closet 17” from centerline to side wall, allowing for construction tolerances to be within the 16-18” allowable range)
- Grab bars – For single user toilet rooms, Cornell Standard requires side grab bars to be 48” and mounted at 35” AFF. Rear grab bars should be 36” and also mounted at 35” AFF. Vertical grab bars are required to be 18” tall and mounted 40” AFF, and 40” from the rear wall. In order to allow for 1 ½” distance from the wall mount, rear and side grab bars must be two separate accessories.)
- Lavatories (Typical issues: hot water supply and drain not insulated, toilet accessories projecting into clear fixture area, soap dispenser reach criteria)
- Mirrors – Cornell Standard allows for standard mirrors at least 36” x 48” and the bottom edge should be mounted at 36” AFF.
- Dispensers: soap, paper towels, toilet tissue, feminine hygiene. (Typical issues: following CU toilet room accessory standard, reach criteria for soap dispenser and mechanism/lever for paper towel and feminine hygiene dispenser, impacting clear fixture area or door clearance requirements)
- Bathtubs/Shower Stalls: grab bars, control locations and seating – Cornell Standard requires the permanently fixed accessible seating in showers to be proximate to control locations. (Preference for 36”x36” shower stall and provide additional floor drain in clear fixture area with floor pitch not exceeding 2% in any direction. For maintenance purposes, do not specify an acrylic “all-in-one”
construction with seat and grab bars, etc. – use individual, highly durable components that can be replaced or repaired)

- Toilet Rooms (Preference is to provide restrooms on each occupied level and not travel up or down one level permitted by code)
- Storage, all types
- Controls and operating mechanisms
- Alarms
- Tactile warnings
- Signage – **Cornell Standard requires that permanent room signage be installed on the latch side of the door and mounted 55” AFF to the baseline of the lowest braille cell.**
- Telephones (Note: Requirements for emergency phones and exterior blue phones need to comply with accessible route and reach heights, etc.)
- Seating tables and work surfaces
- Reception areas
- Classrooms
- Accessible seating areas
- Assistive listening systems, refer to section 101400 Interior Signage.
- Assembly areas
- Dwelling units
- Laboratories – **See item “C”**
- Kitchen and kitchenettes (Note: side approach to sink is acceptable at most locations)

C. Laboratory Spaces: All laboratory spaces, should have sinks, work counters, emergency showers/eyewash and fume hoods that are accessible to people with disabilities in accordance with Chapters 3 of the ICC/ANSI A117.1-2003 and 2010 ADA Standards for Accessible Design.

D. Areas of Rescue Assistance: All buildings that have areas of rescue assistance must provide communication accessibility in the areas designated. All elements of the communication features should comply with Chapters 3 and 7 of the ICC/ANSI A117.1-2003 and 2010 ADA Standards for Accessible Design. (Note: typically at the Ithaca campus, communication device is identical to emergency phone specified in section 270000 Telecommunications)