

## SECTION 11-4 ACCESSIBLE ELEMENTS AND SPACES: SCOPE AND TECHNICAL REQUIREMENTS

### 11-4.1 Minimum requirements.

#### 11-4.1.1 Application.

(1) **General.** This code establishes the minimum standards for the accessibility of buildings and facilities built or altered within the state.

(a) All areas of newly designed or newly constructed buildings and facilities required to be accessible by Section 11-4.1.2 and Section 11-4.1.3 and altered portions of existing buildings and facilities required to be accessible by Section 11-4.1.6 shall comply with this code, Section 11-4.1 through Section 11-4.35, unless otherwise provided in this section or as modified in a special application section.

(b) Removal of architectural barriers from buildings, structures, or facilities shall comply with Section 11-4.1.8 of this code unless compliance would render the removal not readily achievable. In no instance shall the removal of an architectural barrier create a significant risk to the health or safety of an individual with a disability or others.

(c) New single-family houses, duplexes, triplexes, condominiums, and townhouses shall comply with Section 11-11 of this code.

(2) **Application based on building use.** Special application Section 11-5 through Section 11-12 provide additional requirements for restaurants and cafeterias, medical care facilities, business and mercantile, libraries, accessible transient lodging, transportation facilities, residential buildings and theme park entertainment complexes. When a building or facility contains more than one use covered by a special application section, each portion shall comply with the requirements for that use.

(3) **Areas used only by employees as work areas.** Areas that are used only as work areas shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the areas. This code does not require that any areas used only as work areas be constructed to permit maneuvering within the work area or be constructed or equipped (i.e., with racks or shelves) to be accessible.

(4) **Temporary structures.** This code covers temporary buildings or facilities as well as permanent facilities. Temporary buildings and facilities are not of permanent construction but are extensively used or are essential for public use for a period of time. Examples of temporary buildings or facilities covered by this code includes, but are not limited to: reviewing stands, temporary classrooms, bleacher areas, exhibit areas, temporary banking facilities, temporary health screening services, or temporary safe pedestrian passageways around a construction site. Structures, sites and equipment directly associated with the actual processes of construction, such as scaffolding, bridging, materials hoists, or construction trailers are not included.

#### (5) General exceptions.

(a) In new construction, a person or entity is not required to meet fully the requirements of this code where that person or entity can demonstrate that it is structurally impracticable to do so. Full compliance will be considered structurally

impracticable only in those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features. If full compliance with the requirements of this code is structurally impracticable, a person or entity shall comply with the requirements to the extent it is not structurally impracticable. Any portion of the building or facility which can be made accessible shall comply to the extent that it is not structurally impracticable.

If providing accessibility in conformance with this section to individuals with certain disabilities (e.g., those who use wheelchairs) would be structurally impracticable, accessibility shall nonetheless be ensured to persons with other types of disabilities (e.g., those who use crutches or who have sight, hearing, or mental impairments) in accordance with this section.

(b) Accessibility is not required in nonoccupiable spaces accessed only by ladders, catwalks, crawl spaces, very narrow passageways, or freight (nonpassenger) elevators, and frequented only by service personnel for repair purposes; such spaces include, but are not limited to, elevator pits, elevator penthouses, piping or equipment catwalks.

(c) This edition of the code does not apply to buildings, structures or facilities which were either under construction or under contract for construction on or before October 1, 1997.

#### **11-4.1.2 Accessible site and exterior facilities: new construction.**

This edition of the code does not apply to buildings, structures, or facilities which were either under construction or under contract for construction on October 1, 1997.

Nothing in this code shall be construed to relieve the owner of any building, structure or facility from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the code requires an elevator to be installed in such building, structure or facility, except: (1) elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks, and automobile lubrication and maintenance pits and platforms; (2) unoccupiable spaces, such as rooms, enclosed spaces, and storage spaces that are not designed for human occupancy, for public accommodations, or for work areas; and (3) occupiable spaces and rooms that are not open to the public and that house no more than five persons including, but not limited to, equipment control rooms and projection booths. However as provided in Section 553.509, Florida Statutes, buildings, structures, and facilities must, at a minimum, comply with the requirements of the ADAAG. Therefore, facilities subject to the ADAAG may be required to provide vertical access to areas otherwise exempt under Section 11-4.1.3 (5) of this code.

An accessible site shall meet the following minimum requirements:

- (1) At least one accessible route complying with Section 11-4.3 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance.
- (2) At least one accessible route complying with Section 11-4.3 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
- (3) All objects that protrude from surfaces or posts into circulation paths shall comply with Section 11-4.4.
- (4) Ground surfaces along accessible routes and in accessible spaces shall comply

with Section 11-4.5 .

**(5) Parking spaces:**

(a) If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with Section 11-4.6 shall be provided in each such parking area. Such spaces shall be designed and marked for exclusive use of those individuals who have a severe physical disability and have permanent or temporary mobility problems that substantially impair their ability to ambulate and who have been issued either a disabled parking permit under Section 316.1958 or 320.0848, Florida Statutes, or a license plate under Section 320.084, 320.0842, 320.0843, or 320.0845, Florida Statutes. The number of accessible parking spaces shall comply with the table below and the following:

Total Parking in Lot	Required Minimum Number of Accessible Spaces
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

- (i) One space in the immediate vicinity of a publicly owned or leased building which houses a governmental entity or a political subdivision, including, but not limited to, state office buildings and courthouses; if no parking for the public is provided on the premises of the building;
  - (ii) One space for each 150 metered on-street parking spaces provided by state agencies and political subdivisions.
  - (iii) The number of parking spaces for disabled persons shall be increased on the basis of demonstrated and documented need.
- (b) In parking structures, one in every eight accessible spaces, but not less than one, shall be "van accessible" and shall be designed as required by Section 11-4.6.3 . The vertical clearance at such spaces shall comply with Section 11-4.6.5 . All such spaces may be grouped on one level of a parking structure. When such spaces are provided in a parking structure and only one in eight meet the height requirement of Section 11-4.6.5 , they shall be designated as required by Section 11-4.6.4 .
- (c) If passenger loading zones are provided, then at least one passenger loading zone shall comply with Section 11-4.6.6 .
- (d) At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with Section 11-4.6 shall be provided in accordance with Section 11-4.1.2 (5)(a) except as follows:
- (i) Outpatient units and facilities: 10 percent of the total number of parking spaces provided serving each such outpatient unit or facility;
  - (ii) Units and facilities that specialize in treatment or services for persons with mobility impairments; 20 percent of the total number of parking spaces provided serving each such unit or facility.

(e) **Valet parking.** Valet parking facilities shall provide a passenger loading zone complying with Section 11-4.6.6 located on an accessible route to the entrance of the facility. Section 11-4.1.2 (5)(a), Section 11-4.1.2 (5)(b), and Section 11-4.1.2 (5)(d) of this section do not apply to valet parking facilities.

(f) State agencies and political subdivisions having jurisdiction over street parking, or publicly owned or operated parking facilities are not required to provide a greater right-of-way width than would otherwise be planned under regulations, guidelines, or practices normally applied to new development.

(g) Theme park (see Section 12).

(6) If toilet facilities are provided on a site, then each such public or common use toilet facility shall comply with Section 11-4.22. If bathing facilities are provided on a site, then each such public or common use bathing facility shall comply with Section 11-4.23.

For single user portable toilet or bathing units clustered at a single location, at least 5 percent but no less than one toilet unit or bathing unit complying with Section 11-4.22 or 11-4.23 shall be installed at each cluster whenever typical inaccessible units are provided. Accessible units shall be identified by the International Symbol of Accessibility.

**Exception:** Portable toilet units at construction sites used exclusively by construction personnel are not required to comply with Section 11-4.1.2 (6).

(7) **Building signage.** Signs which designate permanent rooms and spaces shall comply with Sections 11-4.30.1, 11-4.30.4, 11-4.30.5 and 11-4.30.6. Other signs which provide direction to, or information about, functional spaces of the building shall comply with Sections 11-4.30.1, 11-4.30.2, 11-4.30.3, and 11-4.30.5. Elements and spaces of accessible facilities which shall be identified by the International Symbol of Accessibility and which shall comply with Section 11-4.30.7 are:

- (a) Parking spaces designated as reserved for individuals with disabilities;
- (b) Accessible passenger loading zones;
- (c) Accessible entrances when not all are accessible (inaccessible entrances shall have directional signage to indicate the route to the nearest accessible entrance);
- (d) Accessible toilet and bathing facilities when not all are accessible.