

## 2004 Florida Accessibility Code for Building Construction

### The Course:

- 2 hour Advanced Accessibility Training Module
- Visit our website at [www.floridabuilding.org](http://www.floridabuilding.org)

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## Scope of Training Module

- The advanced 2 hour accessibility training module will address the following:
- Accessible Route
- Parking
- Vertical accessibility
- Toilet Rooms and Toilet Stalls

11.8.2006

IS THIS ONLY FOR A  
CONSTRUCTION?

IF SO - SO STATE IT

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## Accessibility Requirements For The

### 2004 FLORIDA BUILDING CODE BASE MODEL CODE 2003 IBC

- Building Volume, Editorial Changes
- Plumbing Volume, No Changes
- Residential Volume Accessibility Incorporated
- Base Document (1997 Accessibility Edition) No Changes
- 2004 Access Board Guidelines Not Implemented, Not Law
- Florida Law 553.501-553.513 No Changes

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**Harmonized Accessibility Code, Standards, Guidelines**

- FBC Certified Accessibility Code-Chap. 11
- Fair Housing Accessibility Guidelines-Chap. 11
- ANSI A-117.1 Standards - Detectable Warnings Chap. 11
- FBC Plumbing Code - Chap. 4
- ASME A-17.1 Elevators Standards Chap. 30
- Educational Guidelines for Children, Chap. 4
- ADAAG - Current Federal Guidelines Fair Housing Accessibility Guidelines
- FDOT Guidelines/Standards for Public Spaces
- UFAS - Uniform Federal Accessibility Standards
- 2004 Access Boards Guidelines, not law

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← MOVE TO ITS OWN CH

← COPY SECTION #

**Equivalent Facilitation**

Section 11-2.2.2

Departure from the explicit technical and scoping requirements of this code for any element voids any otherwise applicable presumption of rebuttable evidence that the element has been constructed or altered in accordance with the minimum accessibility requirements of the ADA

Departures from particular technical and scoping requirements of the Code that will provide substantially equivalent or greater access to and usability of the facility

11.8.2006

← REPEAT THE FULL OF

11-4.3.2

**Accessible Route**

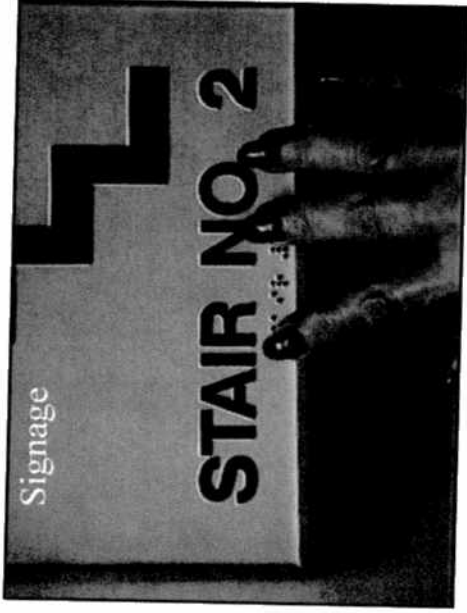
Section 11-4.3

11.4.1.2

- At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking, and accessible passenger loading zones, public streets or sidewalks.
- Width
- Passing Space
- Headroom
- Surface Textures
- Slope
- Changes in Level
- Doors
- Areas of Rescue Assistance

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← COPY THE FULL TEXT



Why is this here.

ADD REQUIREMENTS FOR  
SLANTAGE IF YOU ARE  
STUDYING THIS -

**Entrances**  
Section 11-4.1.4

- Entrances/Accessible Route. These elements shall be connected to public transportation stops, accessible parking, passenger loading zones, public streets or sidewalks.
- Minimum number: At Least 50% of all public entrances must be accessible. At least one must be a ground floor entrance.
- Signage: Entrances which are not accessible shall have directional signage to the location of the nearest accessible entrance

11-4.1.3 (B) (XLI)

Full feet

REF. CODE SECTION

**Ground & Floor Surfaces**  
Section 11-4.5.2

- Changes in Level
- Changes up to 1/4 inches may be vertical and without edge treatment

Figure 7c

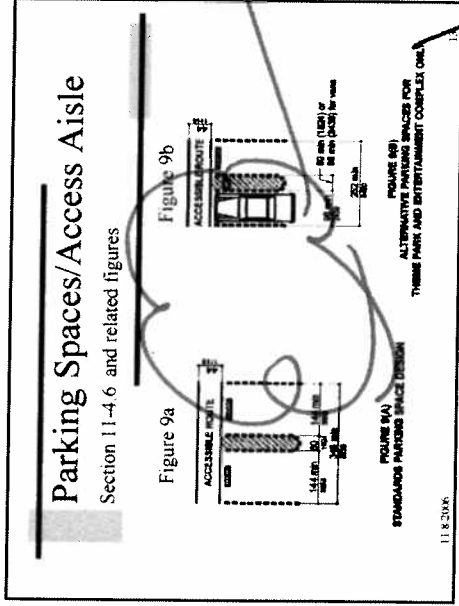
11-4.5.2

CONVERT SECTION TO

WHAT ABOUT EXISTING  
THRESHOLS - ?

CONSIDER ADDING UP TO 1/2"  
REQUIREMENT - (FIGURE 7)

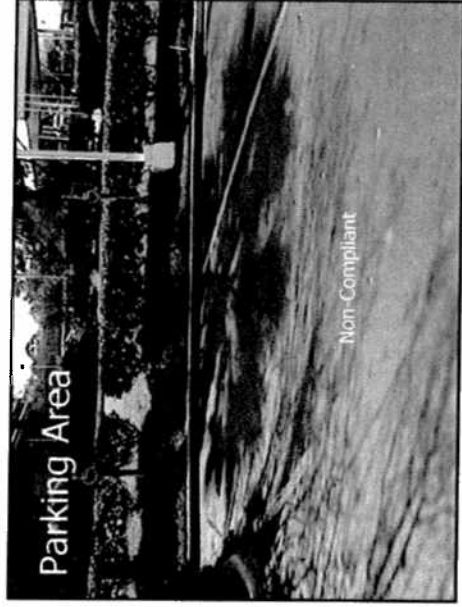
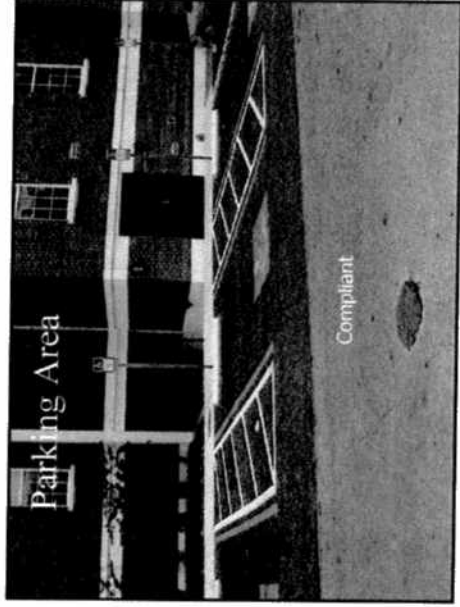


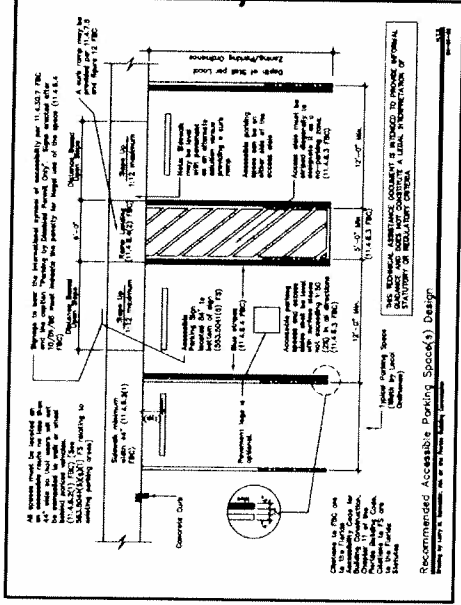


SHOW THE APPRO

PARKING SPACES DE

RECOMMEND  
WE TEST  
FROM





SHOULD  
POST  
SIGNAGE



THESE ARE NO VAN  
SPACES FOR OVER  
PARKING LOOPS.  
IDENTIFY AS VAN  
ACCESSIBLE PARKING  
VS VAN -

### Curb Ramps at Parking

Section 11-4.7

- Curb ramps shall be provided wherever an accessible route crosses a curb.
- Curb ramps must be located outside of disabled parking spaces and access aisles
- Handrails are not required
- EXCEPTION: Curb ramps that are a part of a required means of egress shall be not less than 44 inches wide
- Maximum slope of flared sides shall be 1:12

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AND WHEN DOES IT  
REALLY HAPPEN  
SEE TEST FROM THE  
SLIDE 12.

## Vertical Accessibility

553.509 F.S.

- All Levels Above and Below Occupiable Grade, Fl Law
- Elevators (includes "LULAS")
- Platform Lifts
- Code compliance or apply for waiver to Fl. Specific Issues.
- Exceptions to compliance:
  - Lube Pits
  - Mechanical Rooms
  - Projection Booths
  - Certain Storage
  - Unoccupiable Spaces
  - Non-Public & Occupiable with Slopes of less

11.8.2016

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LIST THE EXCEPT  
FROM STAND

## Platform Lifts

Section 11-4.11

- If platform lifts are used, they shall comply with the following: controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist
- If platform lifts are used then they shall facilitate unassisted entry, operation, and exit from the lift
- Non conforming equipment

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## Disproportionate Cost

Section 4.1.6 (2)

- Applies to Existing Buildings only
- Cost does not exceed 20% of the Cost of Alteration
- Priorities:
  - Accessible Entrance
  - Accessible Path of Travel
  - Minimum of One Accessible Toilet Room for Each Sex
  - Accessible Unisex: Toilet Room shall be provided in accordance with the Plumbing Code, see Chapter 4
  - Accessible Public Telephones
  - Accessible Public Drinking Fountains

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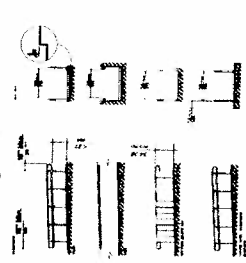
LAW SAYS STA  
NOT SHALL E  
IN THIS ORDER

## Ramps

Section 11-4.8

- Handrails – 34" to 38" shall extend 18 inches at top and bottom.
- Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp
- Landings: Not less than 60" clear

Figure 17



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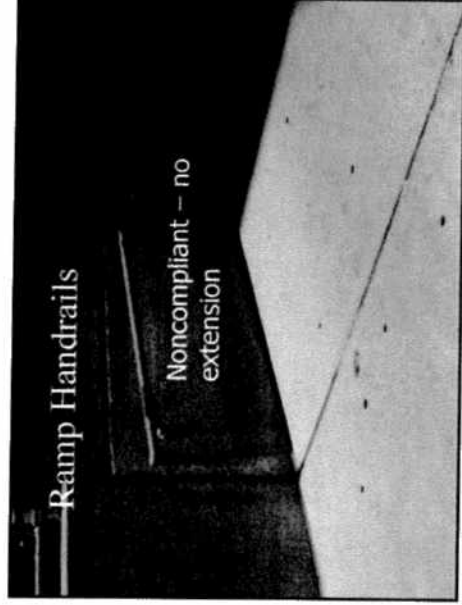
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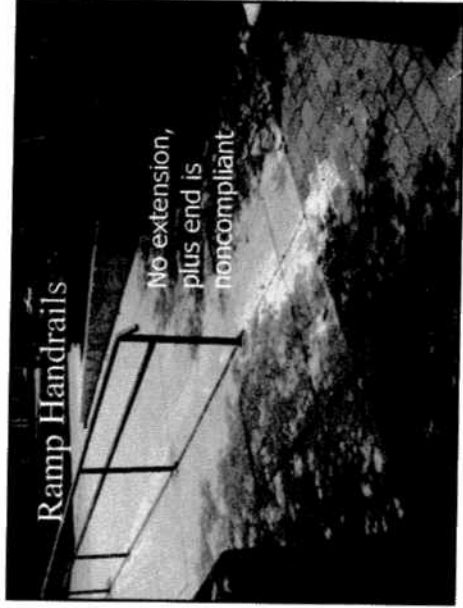
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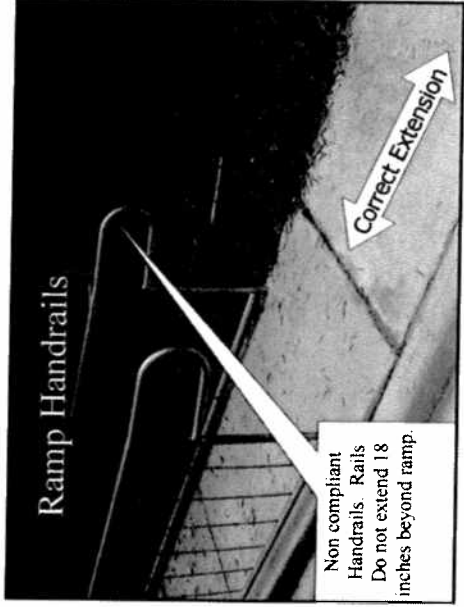
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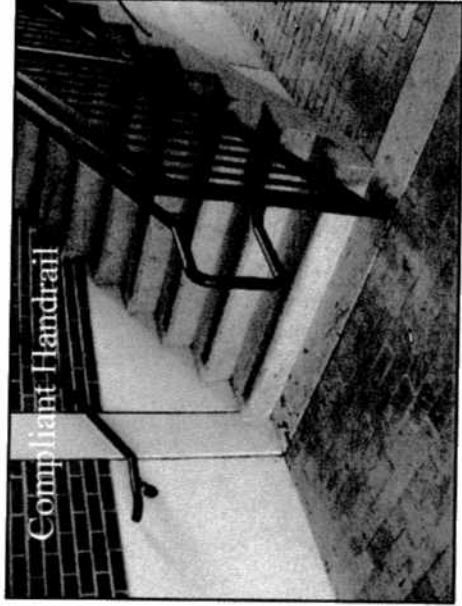
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THIS IS SECTION  
NOT 4.8 K

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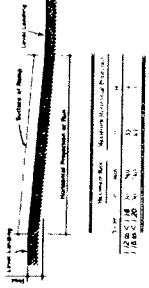
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## Ramps

### Section 11-4-8

- The maximum slope of a ramp in new construction shall be 1:12

Figure 16



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## Toilet Stalls – Toilet Rooms

### Section 11-4.17 – 11-4.22

- The 2004 FBC Building Code
- Toilet Stalls
  - Specific Criteria
- Toilet Rooms
  - Specific Criteria
  - Protruding Objects
  - Reach range
- Additional related technical requirements for these Sections
- The 2004 FBC Plumbing Code
- The 2004 FBC Residential Code

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## Toilet Stalls

### Section 11-4.17

- The "Florida accessible stall" New construction shall contain a lavatory that complies with the code. The lavatory shall be mounted so as not to overlap the clear floor space areas required.
- Doors: Shall not swing into the clear floor space of any fixture.

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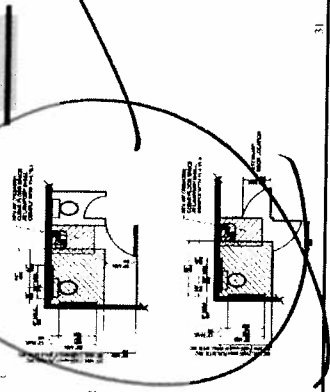
30

NOTE - THIS IS FOR  
NEW CONSTRUCTION.  
NOT RETROFIT.

### Toilet Stalls

Section 11-4.17

Figure 30e  
Adapted by Rule  
9B-7



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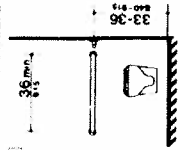
31

PETER  
DILAWING

### Toilet Stalls – Grab Bars

Section 11-4.17.6

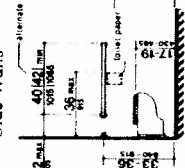
Figure 30c  
Rear wall of Standard  
Stall:



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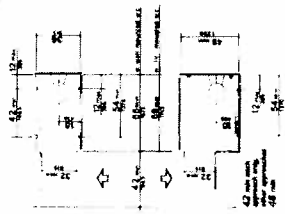
Figure 30d  
Side Walls



### Toilet Stalls

Section 11-4.17

Figure 30b  
Alternate Stall



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### Water Closets

Section 11-4.16

- Water closet design, not in stalls. See Section on Toilet Rooms

Figure 28

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### Water Closets

Section 11-4.16

- Flush valve is on wide side of the accessible water closet
- Grab bars are required

Figure 29a

11.8.2006 35

DO NOT  
DEFERRED  
WORKING

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### Water Closets

Section 11-4.16

- Height of accessible water closets shall be 17 inches to 19 inches measured to the top of the toilet seat.

Figure 29b

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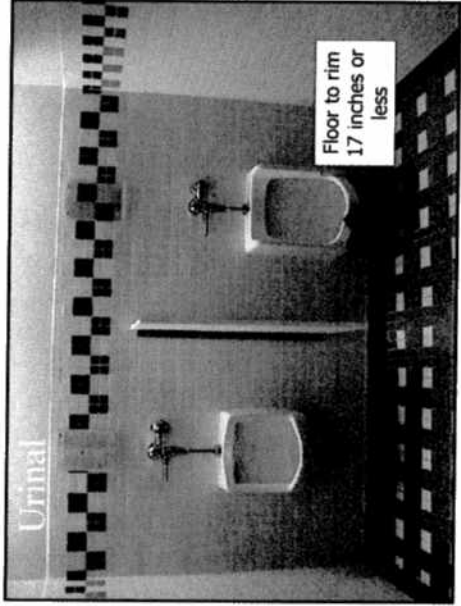
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**Space Allowance and Reach Ranges**  
Section 11-4.2

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- Minimum clear width for wheelchair passage (32/36 inches)
- Forward reach maximums (48 inches high, 15 inches low) – changes when obstacles in way

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**Space Allowance and Reach Ranges**  
Section 11-4.2

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- Side Reach maximums

Figure 6b

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### Space Allowance and Reach Ranges

Section 11-4.2

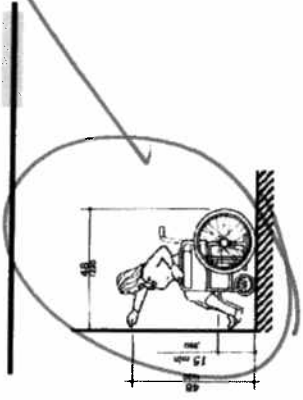


Figure 5a

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PUT WITH  
FORWARD  
NOTES

### Handrails, Grab Bars

Section 11-4.26

Figure 39a

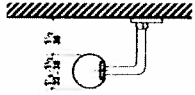


Figure 39b

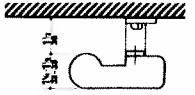
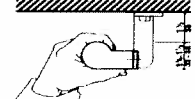


Figure 39c



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1 1/2"  $\phi$  NOMINAL  
PIPE SIZE IS  
ACCESSIBLE.

### Lavatories & Mirrors

Section 11-4.19

- Lavatories shall be mounted with the rim or counter surface no higher than 34 inches above the finished floor. Provide a clearance of at least 29 inches above the finished floor to the bottom of the apron. (Figure 31)
- Clear floor space 30 inches by 48 inches shall be provided in front of lavatory

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**Lavatories & Mirrors**  
Section 11-4.19

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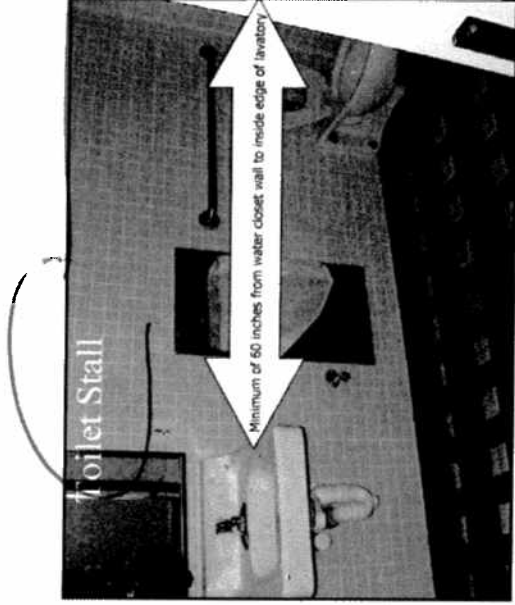
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FOR TOILET STA  
ONLY

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**Lavatories & Mirrors**  
Section 11-4.19

- Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact

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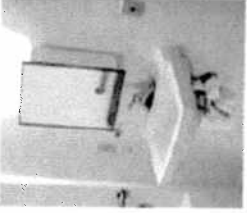
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## Lavatories, Mirrors & Controls

Section 11-4.19, Section 11-4.27

- Mirrors – bottom edge of reflective surface no higher than 40 inches
- Faucets shall comply with the Code and shall require no more than 5 lbf. to operate



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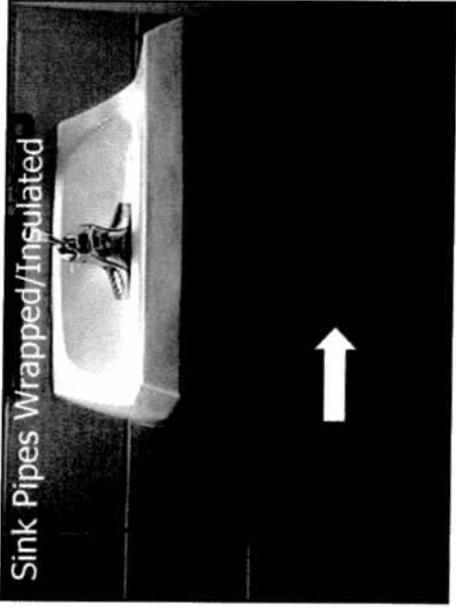
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Sink Pipes Wrapped/Insulated

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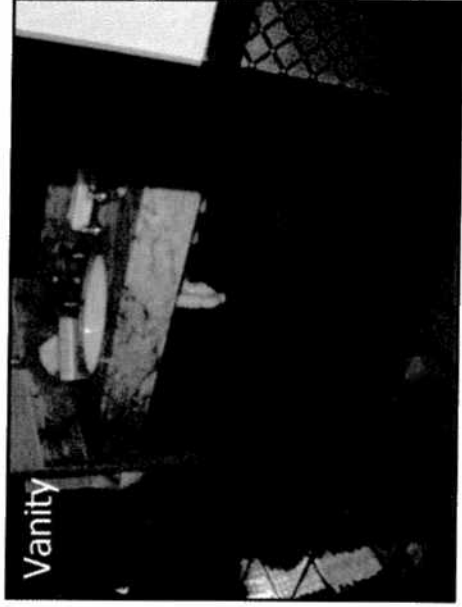
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Vanity

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End of Module

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