



A Publication of Steven Winter Associates, Inc.

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SUSTAINABLE DESIGN IS ACCESSIBLE DESIGN

If a newly constructed sustainable building is not accessible, how truly sustainable is it?

Sustainable design strives to reduce, or eliminate, the depletion of critical resources in the design and construction process, such as water, energy, and raw materials. This effort results in buildings that are sensitive to its users and the environment.

Whole Building Design stresses the intrinsic link between sustainable and accessible design. For example, sustainable building materials, such as pervious pavers, may increase sustainability through water infiltration, but if the installation of the pavers results in gaps or level changes that create barriers to accessibility, then all goals are not met. Furthermore, when legal obligations of accessibility compliance are not met, building owners may be required by litigation to perform substantial renovations. This type of retrofitting requires the use of far more resources than what would have been needed to achieve accessibility at the onset.

“Designing buildings for equitable use by all people is fundamental to sustainable design,” said Mark Jackson, Senior Accessibility Consultant and Manger of Commercial Building Services with SWA. “By maintaining compliance with accessibility requirements, and incorporating Universal Design and Visitability concepts, we can create truly sustainable environments that are both resource efficient and accessible.”

Learn more about this topic at SWA’s upcoming seminar, “Accessible Design is the Basis for Sustainable Design,” to be held at the American Institute of Architects on October 7th in Washington, D.C. Click [here](#) to register.



Whole building design requires an integrative approach to produce truly high performance buildings.

NOW CERTIFIED IN CALIFORNIA AND TEXAS!

Steven Winter Associates is pleased to announce that Harold Bravo, Senior Accessibility Consultant, is now a Certified Access Specialist (CASp) in the State of California, and Jeff Heitert, Senior Accessibility Consultant, is now a Registered Accessibility Specialist (RAS) in the State of Texas.

Accessible design and construction requirements of a state or local jurisdiction often go beyond the accessibility requirements of federal laws, such as the Americans with Disabilities Act and the Fair Housing Act. In fact, many states and local jurisdictions (e.g., California and Texas) adopt accessibility laws, codes, and/or standards that often have unique requirements which differ from federal requirements. And, in many cases, local requirements may be more stringent.

Reliance on local requirements to satisfy federal requirements is a mistake made too often. Projects designed and constructed in states and jurisdictions with their own accessibility regulations must comply with both federal and local requirements; properly navigating this responsibility can be daunting.

“We are thrilled to see a recent growth in the number of clients we’re working with in both California and Texas,” said Jeff Heitert. “Completing the certification program shows a commitment to our work and positions SWA to provide the specialized guidance our clients need to ensure compliance.”

While the certification process is not mandatory, it helps to ensure that SWA staff are tested and trained to review plans and inspect buildings for compliance with state and local requirements.



Harold Bravo
Senior Accessibility Consultant
Certified Access Specialist
(CASp) in the State of California



Jeff Heitert
Senior Accessibility Consultant
Registered Accessibility Specialist
(RAS) in the State of Texas

EVENTS

- Tuesday, October 7th
Washington, DC
ACCESSIBLE DESIGN IS THE BASIS FOR SUSTAINABLE DESIGN
- Tuesday, October 14th
Webinar with RAMW
RESTAURANTS AND THE ADA: POLICIES AND PROCEDURES
- Monday, November 3rd
Washington, DC
FAIR HOUSING: AN ARCHITECT’S GUIDE FOR COMPLIANCE

UPDATES

- New York City Council Approves New Effective Date for 2014 NYC Construction Codes: December 31, 2014.
- For anyone interested in the positive impact that the ADA has had on people with disabilities, we urge you to check out Mary Lou Mobley’s Kick-Starter photography project [here](#).

SWA PARTNERS WITH STATE DEPARTMENT TO TRAIN HOTEL MANAGERS

Steven Winter Associates recently conducted a pilot training for the U.S. Department of State’s International Visitor Leadership Program (IVLP) in Washington, D.C. The IVLP is a longstanding professional exchange program that arranges short-term stays in the U.S. for current and emerging foreign leaders.

The session, “Hotels and the Americans with Disabilities Act: Policies and Procedures,” was presented by Victoria Lanteigne, Senior Accessibility Consultant and attended by IVLP staff and hotel management representatives from Marriot, Kimpton, and Hilton Hotels, among others. Attendees learned how to demonstrate preferred etiquette towards guests with disabilities, including how to properly respond to requests for reasonable accommodations such as service animals. Lanteigne also shared a broad overview of the accessibility regulations that apply to key areas in new and existing hotels.

SWA was invited to conduct the training by a partnering organization of the IVLP, Global Ties U.S., which coordinates with major hotels in Washington, D.C. and across the country to host visiting participants of the exchange program. “SWA’s training provided the information that IVLP staff and hoteliers need to ensure all visitors can enjoy a safe, comfortable, and welcoming environment during their stay,” said Judy Donner, Program Officer with Global Ties U.S.

A second training is scheduled for IVLP staff in New York City in February, 2015. For more information, please contact vlanteigne@swinter.com.



TECH NOTES

According to the 2010 ADA Standards for Accessible Design at Section 212.3, where sinks are provided, at least 5 percent, but no fewer than one, of each type of sink per room or space must comply with the technical criteria at Section 606. The criteria for accessible sinks at Section 606 includes the requirement for front approach with compliant knee and toe clearance below. There is an exception at Section 212.3, which exempts mop or service sinks from compliance. It stands to reason that deep sinks in janitors’ closets, for example, are mop sinks and therefore exempt from compliance with the Standards. What about laundry sinks, which are deep utility-type sinks found in laundry rooms? According to the US Access Board, laundry sinks are not mop or service sinks and are therefore not exempt from compliance. What’s the result? Architects have three choices when it comes to compliance: 1) include a fully accessible sink in addition to the deep utility-type sink; 2) provide only a fully accessible sink and eliminate the deep utility-type sink entirely; or 3) eliminate laundry sinks altogether.



Deep utility-type sinks in common area laundry rooms are not exempt from compliance.

Q&A CORNER

Tweet us your questions @_SWinter #SWAAccess

Q: Under the Fair Housing Amendments Act, are multifamily housing developments that utilize valet parking still required to provide a total of 2% accessible parking spaces serving covered dwelling units?

A: Yes. The Guidelines require that accessible parking be provided for residents with disabilities on the same terms and with the full range of choices that are provided to all residents. Providing valet parking in lieu of self parking does not change this requirement. A minimum of 2% of the parking spaces that serve covered dwelling units must be accessible. Local code requirements may be more stringent when it comes to requirements for accessible parking. Find more information by visiting: [Supplement to Notice of Fair Housing Accessibility Guidelines: Questions and Answers about the Guidelines](#).