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HAPPY BIRTHDAY ADA!

On July 26, the Americans with Disabilities Act (ADA) officially turns 25, providing an opportunity to reflect on how this law has changed the face of accessible design and continues to promote equal access for people with disabilities. SWA's Accessibility Compliance and Consulting Group will be celebrating this important milestone throughout the month, while also looking at what lies ahead for accessible design in the next 25 years. We hope you join us!



#ADA25 SWAnniversary Campaign Follow SWA throughout the month of July on Twitter (#ADA25). We will be tweeting out relevant highlights, events going on across the country designed to celebrate the ADA, and insider tips on ADA compliance from our Accessibility Consultants. Have a particular comment or question? Be sure to tweet at us (@_SWinter) and we'll do our best to include it in our feed.

End the Awkward As part of SWA's effort to help building and property managers understand how best to interact with individuals with disabilities, SWA partnered with the DC Office of Human Rights on its "End the Awkward" project; a one-day event to be held on July 15 that asks participants to pledge to raise awareness and to better understand disability issues. Want to join us? Sign up [here](#).

Blogs, News Articles, and more In addition to this issue of SWA Access, which is full of pertinent information on the ADA, be sure to check out our recent post on SWA's blog, [Party Walls](#), on the relationship between accessible design and designing for health and wellness. Stay tuned for other media and news articles throughout the month.

SUMMER SCHOOL

Take some time this summer to learn a thing or two. Join SWA for these not-to-be-missed training opportunities.

July 10: Fair Housing Operations and Management – Washington, DC

Attention realtors and property managers, SWA has developed a training to ensure that you are prepared to offer equal access to housing for buyers and renters with disabilities. This 3-hour course will provide an overview of the Fair Housing Act (FHA) with a unique focus on disability rights in housing. Register [here](#). **This course is approved for 3 Fair Housing Continuing Education Credits for realtors licensed in the District of Columbia.*

August 4: Hotels and the Americans with Disabilities Act – Webinar

Mark Jackson, Senior Accessibility Consultant and Manager of Commercial Building Services, will be conducting a webinar on the ADA and places of lodging. Topics include the requirement for on-going barrier removal in existing facilities. Common oversights made during design and construction, which can result in violations of the updated ADA regulations and 2010 Standards for Accessible Design, will be addressed. Practical solutions for compliance will be provided. Details will be forthcoming.

August 24: The Healthy Buildings Symposium – Washington, DC

The Washington, DC Chapter of the American Institute of Architects (AIA) is hosting a day-long tribute to Healthy Buildings. The team from one of SWA's accessibility projects, [City Market at O Street](#), will be featured in an hour-long discussion on designing for health and wellness. The session will be moderated by SWA's Victoria Lanteigne, Senior Accessibility Consultant, and feature perspectives from both the architect and the developer. For more information, email vlanteigne@swinter.com.

SWA WELCOMES TIM PERRY

SWA welcomes Tim Perry to the Accessibility Compliance and Consulting Group!



Tim joins SWA from the United Spinal Association where he worked to provide accessibility consulting services to a wide variety of clients, including private companies, nonprofit organizations, and government agencies. Tim has a background in training and education, as well as expertise on accessibility regulations at the federal, state, and local level.

"I am very excited to be part of the SWA team. I look forward to building my skill set and continuing to hone my ability to assist clients with accessibility compliance."

Important Fair Housing update: In a recent case, the Supreme Court upheld 'Disparate Impact' claims. Read more [here](#).

Check out the links below for more ADA25 events in your area:

- [New York City](#)
- [Bay Area](#)
- [Washington, D.C.](#)
- [Pasadena](#)
- [Chicago](#)
- [Nationwide ADA Legacy Tour](#)

- Want to automatically receive new issues of SWA Access? Click [here](#) to subscribe.
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INSIDER'S PERSPECTIVE: THE ADA EDITION

In recognition of the ADA's 25th anniversary, SWA consultants share their insider's perspective on common compliance challenges. Be sure to check out the guidance below to learn how to avoid noncompliance before it occurs!

SWA consultants say...

“Under the Americans with Disabilities Act, **service animals** are permitted in places of public accommodation to assist people with disabilities. A common misconception is that service animals must be legally certified. However, [guidance from the Department of Justice](#) stipulates that service animals do not need to be certified and are not required to wear a special vest or harness. It is very important for those involved in customer service to not wrongly deny service animals. Doing so is a violation of the ADA.”

- Victoria Lanteigne
 Senior Accessibility Consultant

“Many people are under the assumption that projects that meet compliance with building code also meet compliance with the Americans with Disabilities Act. Unfortunately, **compliance with a state or local building code does not guarantee compliance with the ADA.** When assessing for accessibility compliance, it is important to overlay all of the applicable federal laws and building codes. In instances where requirements conflict, be sure to follow the most stringent requirement.”

- Samuel Tellechea
 Accessibility Specialist



TECH NOTES

Title III of the Americans with Disabilities Act applies to commercial facilities and places of public accommodation including restaurants, retail shops, hotels, theaters, hospitals, and office buildings, among other facility types.

A common misconception is that Title III facilities constructed before the ADA was signed into law are “grandfathered” or exempt from the ADA. However, all places of public accommodation that predate the ADA are subject to barrier removal requirements. This ongoing obligation requires the removal of structural barriers to accessibility when it is readily achievable and able to be carried out without much difficulty or expense.

Common examples of barrier removal include installing ramps, curb cuts, accessible door hardware, grab bars, and widening doorways. Whether a place of public accommodation must undergo barrier removal is determined on a case-by-case basis. If owners or managers cannot afford to remove barriers all at once, priority should be given in the following order: 1) access through the entrance door; 2) access to goods and services; 3) access to restroom facilities; 4) other physical barriers.



Buildings that were constructed before the ADA went into effect are subject to barrier removal requirements

Q&A CORNER

Tweet us your questions @ [SWinter](#) #SWAAccess

Q: How many hotel guest rooms must include accessible mobility features under the Americans with Disabilities Act?

A: The number of hotel guest rooms that require accessibility features depends on the total number of rooms in the hotel. The 2010 ADA Standards for Accessible Design includes a table indicating the number of guest rooms required to be accessible based on the total number of guest rooms in the hotel. For example, if the total number of guest rooms is between 201-300 rooms, at least seven rooms must include mobility features; of those, no less than three must include a roll-in shower. To view the table, see *Section 224.2 Guest Rooms with Mobility Features*.