



**2020 Florida Building Code Advanced 7th
Edition: Accessibility Scoping Requirements
Internet**

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Introduction

Course Overview

Welcome to our course on the Florida Building Code – Accessibility: Scoping Requirements. This course covers the scoping provisions of the Florida Building Code – Accessibility: Chapter 2. We will discuss where the code is applicable, the vertical accessibility requirements, disproportionate costs, exceptions, accessible routes, parking, and the number of specific applications.

By the end of this course, you'll be able to:

- Determine whether the code applies to a project
- Relate the provisions of vertical accessibility
- Discuss and understand disproportionality
- Identify exceptions to the American's with Disability Act (ADA)
- Apply provisions for accessible routes
- Discuss provisions related to parking
- Navigate the needs for specific special uses

History of Florida Building Code - Accessibility

Florida Laws

Let's take a moment to touch on the history of Florida Building Code Accessibility building standards.

From 1974 to 1989, Florida Handicapped Laws were adopted and revised. Florida had a very strong and active accessibility advocacy group and actually got laws passed. An accessibility requirements manual was also developed. It's important to note that Florida accessibility laws are more stringent than federal laws and laws passed in most other states.

In 1993, Florida adopted ADAAG, the Americans with Disabilities Act Accessibility Guidelines. The Florida Accessibility Code for Building Construction (FACBC) was published at that time, and it was a separate rule in the State of Florida, which again, retains more stringent requirements over federal and other state requirements.

In 1998, the Florida Accessibility Code for Building Construction (FACBC) was certified by the Department of Justice as an equivalent to ADA compliance. When the DOJ certifies that a standard is in compliance with the Americans with Disabilities Act (ADA), it ensures compliance with the federal ADA requirements. The ADA was referred to as the 1997 Florida Accessibility Code for Building Construction (FACBC), and the FBC Accessibility of 2010 was submitted to the Department of Justice for certification.

Chapter 2: Scoping Requirements

General

Chapter 2 of the Florida Building Code – Accessibility: Scoping Requirements.

The code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities.

The code applies to a large range of building facilities including state and local government facilities, which are Title III by federal regulations and in Chapter 553.503 of the Florida statutes.

Private clubs, which are covered by the state and are exempt from federal regulations. State regulations are more stringent than the federal regulations.

And residential buildings. There are requirements in the standard for residential buildings. Basically, if a bath and toilet room is on the ground floor, it must have a 29-inch door. There are other standards that involve or that address multi-family occupancies, but they will not be covered in this course.

Scoping Requirements

Florida Building Scoping Requirements, Section 201.1. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation, and commercial facilities are subject to the code. Now when we talk about public accommodation, what does that mean? Rule of thumb is if someone can walk in and use the building or have access to the building, then it is a public accommodation.

Public accommodations are in Title III. When you're trying to figure out if the accessibility code applies to the building, a good rule of thumb to use is, if John Q. Public legally can go into the building, it's a public accommodation. So what does that mean? I'll give you an example. At an apartment complex, there are provisions in the code requiring swimming pools to be accessible. At an apartment complex, is a swimming pool required to be accessible as a Title III facility? The answer to that is no. John Q. Public can't just walk off the street into that apartment complex and use the pool. So it's not a public accommodation.

Now there are some other federal standards that apply to these types of structures, but for Title III public accommodations, the point is that anybody can use it. Public swimming pools are required to be accessible. Although the swimming pool in the condominium or complex is required to be accessible, it is not required to be accessible under Title III.

All areas of newly designed and newly constructed buildings and facilities are covered by the code. Portions of altered buildings and facilities are covered by the code. So, if it's just a portion of the building that they're altering, you have to make that portion comply. There may be some requirements to do something to the overall access to the building. Where a facility is being converted from residential to non-residential or mixed use, it has to, at a minimum, comply with

553.508, which talks about the removal of barriers and the requirements for alterations of the ADA standards for Accessible Design 2010.

I would like to make a note here on barriers. When we talk about barriers, it's not necessarily a physical barrier like a wall or something of that nature. If you have a building that has stairs to get into it and there's no ramp, those stairs are considered to be a barrier to a person in a wheelchair. That's why they would require a ramp or a lift. So, what we're trying to do is remove those barriers to make the building accessible for persons with disabilities.

Where the original construction of any formal alteration or renovation was carried out in violation of the permitting law, in other words they did interior alterations without getting a permit, those things are subject to the current code and would have to be brought up if they're cited.

Vertical Accessibility

Vertical accessibility, Section 201.1.1, and the Florida provisions are more stringent than the ADA provisions. The ADA provisions are the Standards for Accessible Design 2010 by the federal government, Department of Justice document. Vertical accessibility in Florida is required in all buildings, structures, or facilities governed by the Florida Americans with Disabilities Accessibility and Limitation Act. That's Chapter 553.501 through 553.513 of Florida statute, or the ADA Standards for Accessible Design 2010. All those buildings are required to have vertical accessibility.

It must be provided at all levels above and below the occupiable grade level regardless of whether the standards, the standards being the federal standards, require an elevator to be installed. There are 7 exceptions in the Florida building code accessibility. The exceptions in Florida are as follows:

Exception 1, elevator pits, elevator penthouses, mechanical rooms, piping, or equipment catwalks and automobile lubrication and maintenance pits and platforms. Those do not have to have vertical accessibility. They do not have to have an elevator or a lift.

Exception 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. If the space is not going to be for human occupancy, for public accommodations, or a work area, such as unoccupiable storage in a mezzanine, then you may not have to provide vertical accessibility.

Exception 3, occupiable spaces and rooms that are not open to the public and that house no more than 5 persons including, but not limited to, equipment control rooms, projection booths. Building structures and facilities must, at a minimum, comply with the requirements of the ADA standards for accessible design. That, again, is the federal standard. Now, this talks about no more than 5 persons. That is 5 persons that would be occupying a space. That could be, for example, a warehouse with an office space on a second level, such as a mezzanine level, and the owner says there's not going to be any more than 5 persons in there. This would be an

exception. You would not use the building code tables in Chapter 10 of the Building Code to determine its occupant load. This is actual occupant load, not a calculated occupant load.

Exception 4, theaters, concert halls, stadiums and other large assembly areas that have stadium style seating or tiered seating if sections 221 and 802 of the code are met. 221 are assembly areas and it talks about wheelchair spaces and so on. 802 are the wheelchair spaces themselves, companion seats, and designated aisle seats.

Exceptions 5, all play and recreation areas if the requirements of chapter 10 are met. That's Chapter 10 of this code.

Exception 6, All employee areas exempted by Section 203.9. That would be less than 300 square feet and/or elevated 7 inches or more above the finished floor. So, if the space is less than 300 square feet, it's exempt from the vertical accessibility. An example is if there's an elevated floor space in a store where you can look out over the floor for security purposes, as long as it's 7 inches or more, it's exempt.

Exception 7, Facilities, sites, and spaces that are exempted by Section 203.

Advisory, Additions, and Alterations

Advisory 201.1 Scope.

These requirements are to be applied to all areas of a facility unless exempted, or where scoping limits the number of multiple elements required to be accessible. For example, not all medical care patient rooms are required to be accessible; those that are not required to be accessible are not required to comply with these requirements. However, common use and public use spaces such as recovery rooms, examination rooms, and cafeterias are not exempt from these requirements and must be accessible.

Florida vertical accessibility requires all levels in all new *buildings*, structures and *facilities* and all altered areas of existing *buildings*, structures and facilities to be accessible to persons with disabilities. All new and altered areas must comply with the ADA Standards for Accessible Design including requirements for accessible routes. Where the ADA Standards do not require an accessible route to each and every level, the Florida requirement may be waived down to the requirement of the ADA Standards.

Advisory, 201.1 Scope. This is to show you the advisory comments that are in the Florida Building Code accessibility. When you see this gray-shaded text, it is a Florida specific requirement. The upper portion would typically appear in the federal standard. The gray-shaded text tells us that it's required in all levels and all buildings, which is again more stringent than what the federal standards require.

Additions, Section 202.2. Additions are required to comply as for new construction. If an addition affects the usability or access to an area containing a primary function, path of travel, it has to be made accessible to the maximum extent possible. So if you're doing an addition and it affects the access to a primary function area, primary functions are defined as areas where major activities for the building occur, then you have to make that path of travel accessible to the

maximum extent that's possible. There are exceptions. The path of travel upgrade is subject to disproportionality.

Alterations, Section 202.3. Where existing elements or spaces or common areas are altered, each has to comply with Chapter 2 of this code. The parking shall comply with section 208.1 and in Florida, we retain the parking period we had. I'd also like to point out that we have common areas in blue. When you're in the code, blue text indicates changes in the federal standard, the ADA Standards for Accessible Design 2010.

Primary Function Areas

Primary function areas, Section 202.4. Primary function is a major activity for which the facility is intended. Examples of this would be a customer service lobby of a bank, dining areas of a cafeteria, offices, and other work areas. These are all primary function areas. Any primary function area must have accessibility. The path of travel to the altered area including the restrooms, telephones, and drinking fountains serving the altered area are all required to be accessible.

There is an exception to the accessible path of travel for when the cost of providing that path of travel, which was not part of the original construction plan, exceeds 20% of the overall alteration costs of the overall alteration, then you've got what's known as disproportionate costs. The code specifically states, and again this text is shown as blue in the code, that alterations to windows, hardware controls, electrical outlets, and signage are not deemed to affect the usability or access to an area containing a primary function. So, if you're changing all the windows and that's all you are doing as an alteration, you're not looking at having to provide an accessible path to that primary function area.

There are exceptions provided in the primary function area issue. Residential dwelling units are one of the exceptions. Measures that are solely for compliance of barrier removal requirements are an exception to the requirement that if you're doing an alteration that affects the path of travel to a primary function, then you have to provide accessibility to the path of travel.

Paths of travel that are constructed per the 1994 or 1997 Florida Accessibility Code for Building Construction, or the Uniform Federal Accessibility Standards as an equivalent facilitation before March 15th of 2012, are exempt from this requirement if the alteration affects the primary function. You have to provide an accessible path to that primary function.

Alterations that are undertaken solely for the purposes of meeting the public entity program accessibility requirements of 28 Code of Federal Regulations 35.150. If the alterations are strictly to meet that federal requirement, you're not looking at that requirement and that is a requirement for a public entity meaning state and local governments.

Alterations within tenant spaces affect only the tenant spaces. So if you have a building that has a number of tenant spaces, one tenant is doing alterations, you wouldn't put a requirement on

the landlord to provide accessibility to the entire building based on that tenant space. Alterations within that tenant space would have to comply.

Disproportionate Cost

Disproportionate cost, Section 202.4.1. There's a provision that's common to the 28 CFR parts 35 and 36 2010 Department of Justice Title II and Title III that addresses disproportionate costs, where the costs of providing an accessible path of travel exceeds 20% of the cost of the alteration to the primary function. That cost for providing the accessible path of travel is deemed to be disproportionate.

Let's say you've got an alteration that's a \$50,000 alteration and it affects the primary function area. The building is not accessible. It's an older building. If providing accessibility would cost \$20,000, that would exceed 20% of that \$50,000 so you'd have disproportionate costs and you wouldn't have to comply with providing the accessible path or providing accessibility. You do, however, have to comply to the maximum extent possible without exceeding that disproportionate cost. Where the costs are deemed disproportionate, the path of travel is to be made accessible to the maximum extent possible without incurring disproportionate costs. So, you might end up changing some door sizes or something of that nature where you don't have to provide a ramp or a lift that's going to exceed the 20% of the cost of the original alteration.

Accessible Features Disproportionality

Accessible features disproportionality, Section 202.4.2. In the event of disproportionality, the code prioritizes elements providing the greatest access and this is also the way that you should address these items. When you're looking at disproportionality, you have to look at the accessible entrance, accessible route to the altered area, at least one accessible restroom for each sex or a unisex restroom, accessible telephones, accessible drinking fountains, and when possible, additional accessible elements such as parking, storage, and alarms.

This is the ranking of how you address these things. So, if you can provide the accessible entrance and you still have not exceeded that disproportionality cost, then you can go on to the accessible route and so on until you get to that 20% number.

Smaller Alterations and Historic Buildings

Smaller alterations, Section 202.4.3. The code has specific language that prohibits the use of smaller alterations to evade providing an accessible path of travel. You can't just do a small alteration this year and then do another one next year, and then do one in June and another one in December to avoid incurring these costs that trigger the requirement to provide an accessible path of travel. Where the primary function area is altered without providing an accessible path, the total cost of subsequent alterations to the area and other areas on that same path of travel during the preceding three years have to be considered in determining

disproportionality. This is to discourage or prevent small alterations in order to get around providing the accessible path.

Historic buildings, Section 202.5. Historic buildings always, always have a special place in the heart of all regulations. They're altered. Alterations to a qualified historic building or facility shall comply with 202.3 and 202.4 to the maximum extent feasible.

Exception: Where compliance determined by the State Historic Preservation Officer or Advisory Council on Historic Preservation to threaten or destroy the historic significance, the exceptions for alterations to qualified historic buildings or facilities for that element shall be permitted to apply.

General Exceptions to the ADA

There are a number of general exceptions to the American with Disabilities Act Standards for Accessible Design 2010. Construction sites are an exception.

Raised areas that are raised primarily for purposes of security or life safety, like in a supermarket or a department store.

Limited access spaces or access only by ladders, catwalks, or crawl spaces.

Single family residential is an exception. There's just that one requirement for if you have toilets or bathrooms at grade level.

Employee work areas that are less than 300 square feet or elevated 7 inches or more are exceptions.

Raised structures that are used solely for refereeing, judging, or scoring, those would be an exception, and water slides are an exception.

Machinery spaces frequented only by service personnel for maintenance is an exception.

Single occupant structures such as toll booths and guard shacks are exempt.

Animal containment areas that are not for public use are exceptions.

Raised boxing or wrestling rings are an exception.

Detention and correctional facilities in the common use areas are used only by inmates and security personnel are exceptions.

Raised diving boards and diving platforms are exceptions and structural impracticability is an exception.

Now, let's talk a little bit more about structural impracticability (SI).

Full structural compatibility is based, in a lot of cases, on terrain. It does require any portion of the facility that can be made accessible to comply. If conforming for a specific disability is not possible, such as a wheelchair ramp, you still have to provide the accessibility requirements that are related to other types of disabilities such as hearing loss or blindness. It is necessary to comply with those accessibility requirements.

Protruding Objects, Operable Parts, and Accessible Routes

Protruding objects, Section 204. Protruding objects that are on circulation paths have to comply with section 307. Exceptions are provided for areas of sports activity and within play areas.

Operable parts, Section 205. Operable parts are required to comply with section 309. There are eight exceptions provided.

Accessible routes must be provided in accordance with Section 206 and they must comply with Chapter 4, Accessible routes. Accessible routes are required for multi-story buildings and facilities. Exceptions of the ADA are not included in the Florida Building Code - Accessibility. Part of the multi-story building accessible route includes vertical accessibility. Spaces and elements are required to have an accessible route, restaurants and cafeterias, performance areas, press boxes, employee work areas, all required to have accessible routes.

Amusement rides are required to be accessible. Recreational boating facilities, bowling lanes, court sports, exercise machines and equipment, fishing piers and platforms all are required to have an accessible route.

Golf facilities, miniature golf facilities, and play areas. There are provisions that relate to ground level and elevated play components and there are provisions for soft contained play structures.

Site Arrival Points

Site arrival points, Section 206.2.1. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones, public streets and sidewalks, and public transportation stops to the accessibility or facility entrance that they serve.

Now, this says public transportation stops to the accessible buildings. It says at least one accessible route. It doesn't really discuss where you have multiple transportation stops at a facility. There is an advisory that says that where there are multiple, each of those transportation stops has to have an accessible route. For example, you might have a large mall that has two or maybe three different areas where buses stop to offload and load. All of those would have to have an accessible path into that mall. It's questionable whether or not the code says that, but these advisories are going to be very persuasive with the people that are enforcing this code.

Location

Location, Section 206.3. Accessible routes have to coincide or be in the same area as normal circulation. You can't put the accessible route on the back of a mall, where people with mobility disabilities would have to go out back to come inside.

I was involved in a situation in Tallahassee, in fact, our capital city; This was a number of years ago. I went to dinner with a member of the accessibility advisory council and there was a short distance from the hotel to the restaurant, so we went. It was very difficult for someone in a wheelchair. The slants on the sidewalks, there were no curb cuts. When we got to the restaurant, we actually had to go to a building next door that had an elevator that took us down to the basement and then there was a connection between the two buildings. We then had to go back on the other side to get into the restaurant. It was very, very embarrassing to be in the capital city and have that kind of problem for a person in a wheelchair to get into a restaurant to eat. This is the kind of thing that we're talking about; accessible routes have to coincide and be in the same and in the normal circulation area.

Where circulation paths are interior, required accessible routes shall also be interior and new provisions related to the location of accessible routes and facilities under the DOT 49 CFR 37.21 are now in the code.

Public Entrances

Public entrances, Section 206.4.1. In addition to entrances required by 206.4.2 through 206.4.9, at least 60% of all public entrances shall comply with 404. So, we have a number now; at least 60% of the entrances have to be accessible. Although we said it only has to be one accessible route, we're saying 60% of all public entrances have to comply.

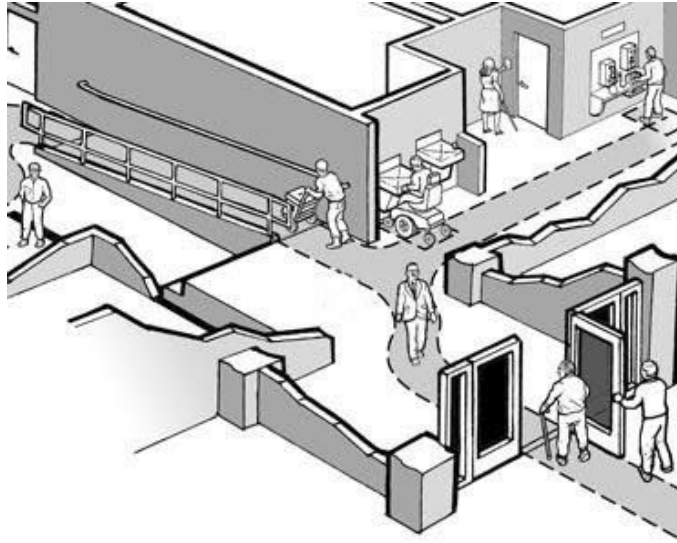
Barriers at common or emergency entrances and exits of business establishments conducting business with the general public that are existing, under construction, or under contract for construction, which would prevent a person from using such entrances or exits shall be removed.



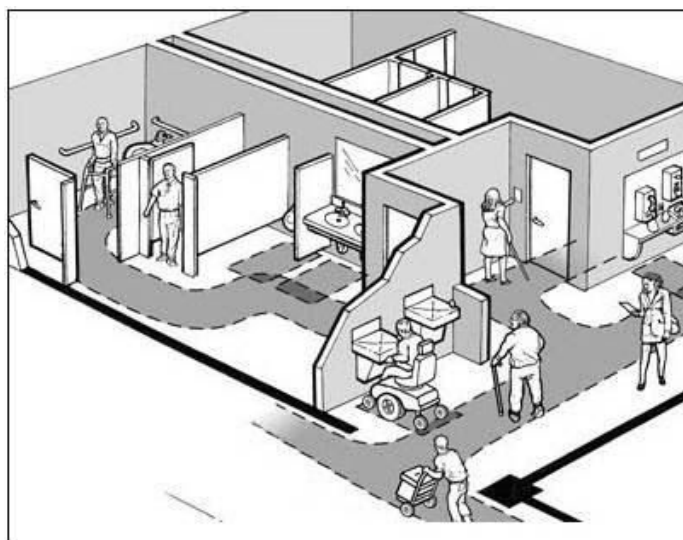
This image shows a well-constructed accessible route. There is a clear opening area in front of the traffic light controls for the crosswalk. There is a good accessible path.



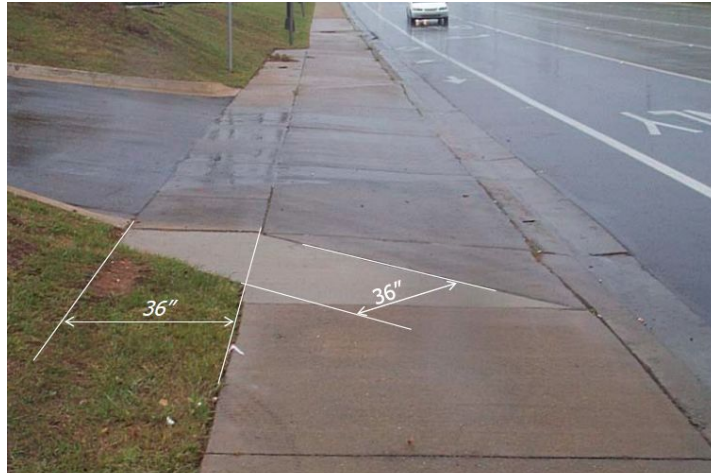
This here shows the running slope flat percent. The cross slope is maximum 2%. This references the problem I mentioned in Tallahassee with trying to push a wheelchair on the sidewalk that was so sloped, and in some places so steep, that I had to put all my weight on the inside of the wheelchair to keep it from flipping over.



This is another example of an accessible route. The dotted lines are showing the accessible route, the access areas for drinking fountains, telephones, a changing station, whatever these various elements are. This is in a public transportation facility.



Again, this is showing the various elements of an accessible route.



Now at a driveway apron, you have to provide a walkaround. If somebody is coming down the sidewalk in a wheelchair, or even somebody using a cane, a slope in a driveway can make it difficult, so you have to provide a 36-inch path and a 36-inch walkaround where the sidewalk is low.

Parking

The parking provisions of the Florida Accessibility Code for Building Construction were retained. They were modified to permit the user to walk or wheel behind his or her own vehicle. The way the previous code was set up, the person with the disability could not walk or wheel behind any vehicle, even their own vehicle. Now, the code prohibits the requirement for that accessible path to go behind other vehicles, but they can walk or wheel behind their own vehicle.

It also adds Exception 2 for spaces that are located in different parking facilities and adds user convenience to an equivalency test. So, it does allow for spaces in different parking facilities as long as you provide some means to get the people to the building.

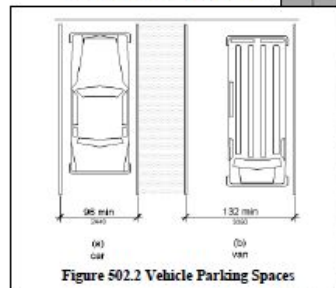
Exception 2: Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

Responsibility for demonstration of equivalent facilitation lies with the covered entity. That is, whoever the code actually applies to, such as the owner of the building.

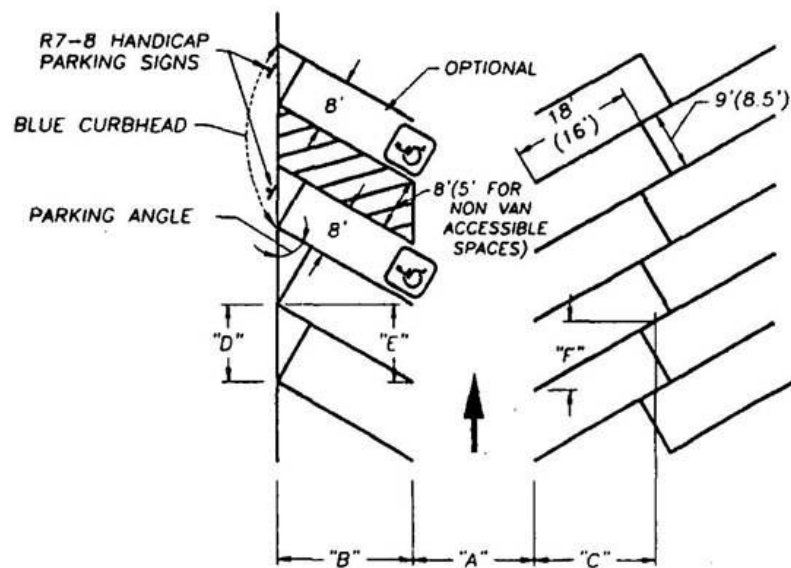
This is a photo showing an equivalent facilitation example for a parking spot with an access aisle.

103 EQUIVALENT FACILITATION EXAMPLES

A common example of equivalent facilitation would be the provision of accessible, diagonal parking spaces and access aisles. The Standards do not illustrate diagonal parking but if designed properly, diagonal parking is perfectly acceptable.



And another one showing for diagonal parking. The code doesn't really address these specifically, but these can be done as equivalents using basically the same dimensions.



Here is one for parallel parking spots.



And another one for parallel parking spots showing the indentation of the curb.



There's an advisory here, 208.3.1 for a General Exception 2, which gives some factors that could affect user convenience that include, but are not limited to, protection from the weather, security, lighting, and comparative maintenance of the alternate parking site. In other words, if there's a building with a parking lot that has a lot of potholes and is very rough, but right next door there's a place for a covered garage that could be used, you could use that alternative garage instead.

Signage

Signage, Section 216. In general, signage is required to comply with 703.5, which includes size, color, the contrast between the letters, and all of those technical requirements for the sign.

Tactile signs are required at exit passageways, exit discharge, and exit stairways. An exit passageway would be where there's a rated corridor connecting/providing a horizontal walk. Let's say you have a stairway coming down, you could have an exit passageway connecting two stairways to meet travel distance requirements. Exit discharge is the area outside where you're leaving the exit and exit stairways. All of those have to have tactical signs.

There's a reference to a past edition of the International Building Code for required area of refuge instruction signs and directional signs and it requires compliance with section 703.5.



This is an exit stair which shows the tactile signage in braille.

ATM and Fare Machines

ATM and fare machines, Section 220. This section applies to bank teller and self-service fare vending, collection, or adjustment machines such as those machines where you buy your bus tickets or a train ticket or a plane ticket. Where bins are provided for envelopes, waste paper, or other purposes, at least one of each type is required to comply with the storage provisions in Section 811. This will provide some reach ranges. Now, that's not saying storage bins are required for these envelopes, but where they're provided, at least one must comply with the storage provision in Section 811.

Advisory 220.1 stipulates that interior and exterior ATMs are considered separate and each is required to comply. This is, in my opinion, this is writing code without going through the consensus process because they've put a definite requirement here in this advisory, which is legally not enforceable. But what jurisdiction is going to ignore these advisories when they're doing their review? So, it's very incumbent on the designer to be looking at these advisories for guidance in what they might be doing in design.

Luxury Box Seating

Let's discuss luxury box seating. There's a number of spaces that are established and there's a table, 221.2.1.1. Luxury box seating is different from regular box seating. Luxury box seating is a specific kind of item. The number and spaces are applied to each luxury box, club box or suite. Other boxes are permitted to have wheelchair spaces in not less than 20% of all boxes provided. This luxury box seating is a number of spaces and wheelchair spaces.

Transient Lodging Rooms and Lodging Room Dispersion

Transient lodging rooms, Section 224. A clear width of 32 inches for doors is required per 404.2.3. There's an exception for shower and sauna doors.

Lodging room dispersion, Section 224.5. Guest rooms are required to provide mobility or communication features, such as alarm or notification features, have to be dispersed among various classes of guest rooms. All of the accessible hotel rooms cannot be the same type of room. If you have 300, 600, 900, square foot rooms then you have to disperse your accessible rooms amongst those different sizes.

The code establishes a priority for dispersion when there are insufficient required rooms to permit complete dispersion. It tells you how to break down those rooms.

Storage and Windows

Storage, Section 225.2. Where provided in accessible spaces, at least one of each type is required to comply with Section 811. Again, it's where provided, not requiring that you provide storage spaces. The clear space height and operable parts are all addressed in Section 811.

Windows, Section 229.1. Operable glazed openings where provided must comply with 309, Operable Parts.

Residential dwelling units are required to comply with Section 809. This does not apply to single-family dwellings. These are transient type facilities, hotels, and so on. There are exceptions to the windows of residential dwelling units that are required to comply with Section 809. Glazed openings in guest rooms required to provide communication features and in guest rooms required to comply with 206.5.3 shall not be required to comply with 229.

Recreational Facility Provisions

Amusement rides, Section 234.1. In general, they have to comply with Section 234. There's an exception for mobile or portable amusement rides, they're not required to comply with these provisions. So, this is for places like Universal or Busch Gardens, or someplace where you have permanent amusement rides.

Advisory 234.1, General, says that these requirements apply generally to newly designed and construction amusement rides and attractions.

Recreational boating facilities, Section 235. Boat slips are required to comply with the clearance provisions of Section 1003.3.1. The number required is based on the total number of boat slips that are provided in a facility as established by a table, Table 235.2. It applies to piers where there are no slips demarcated at a rate of 40 feet per slip and slips are required to be dispersed throughout various types of slips provided at that recreational boating facility.

Exercise machines and equipment, Section 236. At least one of each type of exercise machine and equipment is required to have clear floor space per Section 1004 and Section 305.

Fishing piers and platforms, Section 237. Fishing piers and platforms shall comply with section 1005. They must have accessible routes. They have to have railings of a certain height where railings are provided. This is, again, not requiring railings be provided, but they must have edge protection so that somebody won't just roll off into the water or into a cliff.

Golf facilities, Section 238. Accessible routes are required in areas serving the practice teeing grounds and putting greens. Weather shelters, teeing stations at driving ranges, golf cart rental areas, bag drop areas and toilet rooms all have to have accessible routes on a golf course.

Miniature golf facilities, Section 239. At least 50% of the holes have to comply with 1007.3. Holes complying with 1007.3 must be consecutive. The code does permit one break in that sequence provided that the last hole is last in the sequence. It requires an accessible route from the last hole, to the entrance or exit without travel through any other holes on the course.

There's extensive provisions provided by the code for play areas where separate play areas for specific age groups are provided. Each area must comply with the code. Where play areas are geographically separated, they are considered separate and each must comply. These play areas may be outdoors or indoors and there are some exceptions provided in the code.

Saunas and steam rooms, Section 241. Where provided, saunas and steam rooms must comply with Section 612. Where they're clustered, no more than 5%, but no fewer than one of each type in each cluster shall comply with Section 612.

Pools and spas, Section 242. This applies to swimming pools, wading pools and spas that are public accommodations. This would not include the swimming pool in your backyard. The means of entry into the water is provided and actually, you have to have two means of entry into the water for persons with disabilities. There are options for accessible means of entry into the water such as, swimming pool lifts, sloped entries where the pool slopes where you can have a gradual slope into the water, transfer walls, transfer systems, or pool stairs.

And finally, shooting facilities with firing positions, Section 243.1 General. Where the firing positions are designed and constructed at a site, at least 5%, but no fewer than one of each type of firing position, shall comply with section 1010. Notwithstanding the requirements of this section, section 201.1.1 shall apply.

Conclusion

Summary and Implications

The scope of the Florida Building Code Accessibility is very complex, covering a wide range of situations. Alterations as well as new construction are covered. Major emphasis is placed on providing accessible routes. Relief for disproportionate costs are provided.

Florida's vertical accessibility provisions are more stringent than federal standards and apply to all buildings. Florida requires vertical accessibility, be provided in all buildings including alterations. The code addresses many specific occupancies.

Resources

References

Florida Building Code 7th Edition (2020)

2010 ADA Standards for Accessible Design

Subject Matter Expert Biography

Joe Belcher

Joe has more than thirty-five years in the code development and enforcement field. He spent 10 years in the public sector starting in fire inspection and ending in building code enforcement. When he left the public sector, he was the Director of Public Safety Inspections for the City of Gainesville, Florida. As the director, he also served as the building official for the city.

Mr. Belcher entered the public sector as the Director of Codes and Standards for a statewide industry association establishing and directing their codes and standards program for 8 years. He left the association and started his own code consultancy, JDB Code Services, Inc, in 1993 and continues to operate the company today. He has been involved in code development, enforcement, and product approval and currently represents the interests of several trade associations in the code arena.

In addition to his code consultancy, Joe started a company specializing in code education in 2001. He is currently the president and half owner of BRB Code Educators, Inc. BRB develops and provides specialized education on building codes and standards to code enforcement personnel, contractors, architects, engineers, home inspectors and others. Since formation of the company classes have been well received and presented to thousands of attendees. Attendees have included building code enforcers, architects, engineers, all contractor disciplines, fire service personnel, and product manufacturer and producer groups throughout the United States.