

# **R.E.S. ACCESSIBILITY ADDENDUM**

The following addenda items are supplementary requirements to the July 2005 edition of Leased Space Requirements that apply to all State-leased facilities. The Lessor is required to comply with all requirements and directives delineated in its content. All issues and directives contained in this Addendum are considered basic requirements as defined in Parts A4 & A5 and therefore shall be accomplished at the sole cost and expense of the Lessor. (The original code references that are superseded or revised by this addendum are shown in parentheses.)

- 1) On all as-built drawings or proposal drawing submittals, the Lessor shall clearly delineate the location of existing and proposed accessible parking, public transportation stop(s), and the accessible routes of travel from each to the main entrance of the proposed leased space. On multi-building sites, accessible routes of travel between buildings shall also be shown. (Part A2.2 in Leased Space Requirements)
- 2) All accessible pedestrian curb cuts shall be located and constructed perpendicular to each street served, eliminating diagonal curb cuts (those which direct people towards the center of street intersections).
- 3) All accessible entries shall be as close as practical to the adjacent finished grade and accessible parking.
- 4) The accessible route of travel shall be in front of or to the side of the parking spaces. (ICC/ANSI A117.1-2003, Section 502 and IBC 1106.6).
- 5) All exterior on-site accessible routes shall be a minimum of 60" wide and shall have visual and textural cues at transition areas. (ICC/ANSI A117.1-2003, Sections 402, 403.5, 703 & 705)
- 6) On single-owner multi-building sites, there shall be accessible routes of travel to and between all buildings.
- 7) All interior and exterior accessible pathways, including ramps, shall have a slope no steeper than 1' of rise in 20' of run, excluding curb ramps/cuts, equipment distribution ramps, loading docks and data centers. (ICC/ANSI A117.1-2003, Sections 405)
- 8) Where benches are provided, at least one shall have a back, a support arm, and a level wheelchair space immediately adjacent to the bench end. (ICC/ANSI A117.1-2003, Section 305)
- 9) For buildings housing a minimum of 10,000 sf of State-leased space, at least one set of the primary entry doors, as well as the primary interior entrance to all State-leased spaces within such buildings, shall be equipped with power-operated doors (controlled by either motion sensors or remote activators, and configured so as to be compatible with any building access security systems). (ICC/ANSI A117.1-2003, Section 404.3)
- 10) Accessible stations at reception and service counters shall be integrated within the main service counter.

- 11) Public interior corridors leading to tenant-leased spaces shall be a minimum of 72” wide. Primary circulation hallways within tenant-leased spaces shall be a minimum of 60” wide.
- 12) Where public telephones are provided, at least one in each group of telephones shall be equipped for TTY. (ICC/ANSI A117.1-2003, Section 704)
- 13) Areas of refuge shall be provided on each story above ground level. Where feasible, locate areas of refuge in a stairwell on an exterior wall. (IBC 1007.6)
- 14) All floors served by elevators shall have at least one cab sized to accommodate an ambulance stretcher. (IBC 3002.4)
- 15) When a sound system is installed in assembly occupancies, it shall include an assistive listening system. (ICC/ANSI A117.1-2003, Section 706)
- 16) The HVAC serving all offices, open office areas, conference/meeting rooms, and auditoria shall conform to noise criteria specified in the 2003 ASHRAE Handbook, Chapter 47, Table 34, “Design Guidelines for HVAC-related Background Sound in Rooms.”

### **EXCEPTIONS**

The RES Architect may approve exceptions to any of the above requirements for good and reasonable cause. These might include unusual terrain, prohibitive cost, compliance with local jurisdiction design standards, or where the building design cannot be realized and still meet applicable requirements. All requests for exceptions shall be submitted in writing.

**END OF R.E.S. ACCESSIBILITY ADDENDUM**