



U.S. General Services Administration

The background of the lower half of the slide is a stylized, wavy American flag. The stars are white on a dark blue field, and the stripes are red and white. The flag appears to be waving from left to right.

Architectural Barriers Act Accessibility Standard (ABAAS)

For Leased Facilities

When Does ABAAS apply?

New Construction Solicited	ABAAS applies
Offers for existing or new lease construction considered/Award new construction as best value	ABAAS F202.6 applies
Lease Extensions over 12 months	ABAAS F202.6 applies*
Lease Alterations	ABAAS F202.3 applies to altered elements if building complies with previous standard and to elements not addressed by the previous standard*
New or Succeeding Leases in Existing Buildings	ABAAS F202.6 applies*
Leases servicing disasters (ie. FEMA), temp leases	ABAAS does not apply

**Exceptions: historic structures (see F202.5) OR technically infeasible (structural impediment OR physical OR site constraints)*

Existing and New Solicited Results in New Construction

- ABAAS Section F202.6 will apply if:
 - GSA funds are not used for construction
 - GSA does not control design/construction criteria
 - Items listed in Section F202.6 must meet the ABAAS standard **when those items are provided**
- F202.6 lists:

joint use areas toilet and bathing facilities drinking fountains public telephones assembly areas depositories, vending machines, change machines, and mail boxes	accessible routes parking fire alarms dining & work surfaces sales and service counters residential facilities
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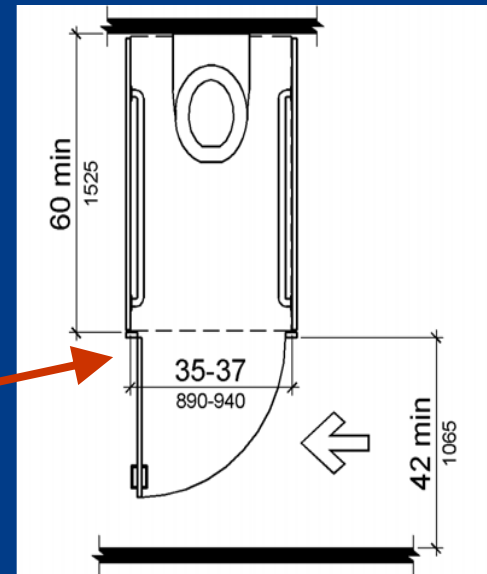
Existing Building

IF COMPLIANT WITH A PREVIOUS STANDARD:

- Alterations to any existing element covered by F202.6 must meet ABAAS (Section F203.2 Elements in compliance with an earlier standard shall not be required to comply with new ABAAS requirements unless altered)

If UFAS/ADA did not require a specific element and ABAAS does you must meet ABAAS requirement

- Van parking (F208.2.4)
- TTY public telephones (F217 and 704.3) with wheelchair accessible reach ranges
- Assembly Areas (F221) companion seat requirement and moveable arm rest on aisle seat
- Sections F213.3.1 and 604.8.2 Ambulatory Accessible Toilet Compartment



Exceptions for Existing Buildings

- Section F202.5 Qualified Historic Facilities: if SHPO determines compliance with accessible routes, entrances or toilet facilities threatens or destroys the historic significance those elements do not need altering
- Section F203.2 Technically infeasible to alter a specific element (structural impediment or physical/site constraints), comply to maximum extent feasible
- Leased buildings used by officials servicing disasters on a temporary, emergency basis
- Buildings leased for 12 months or less (provided that the lease may not be extended or renewed)

Technical Highlights for Leased Facilities

- Parking and Van Spaces (Sections F208 and 502)
- Circulation Paths / Accessible Routes (Section F206 and Chapter 4)
- Toilet Rooms and Water Closets (Section F213 and Chapter 6)
- Fire Alarm Systems (Sections F215 and 702)
- Sales and Service Counters (Sections F227 and 904)

Entrances (Section F206.4)

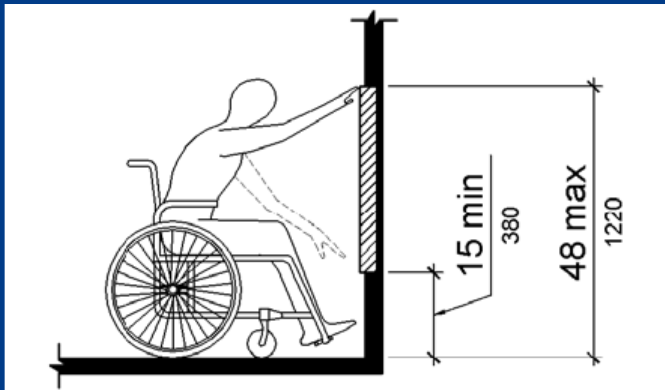
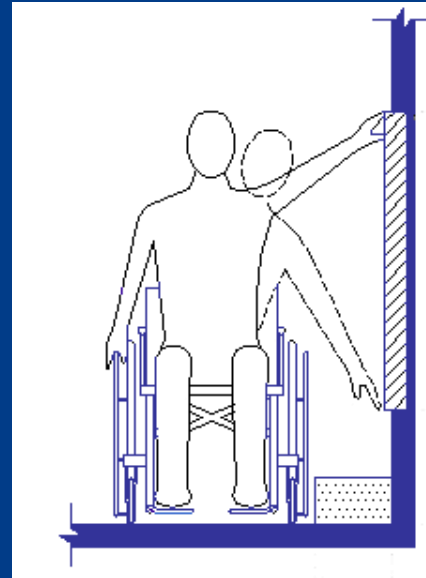
Different from UFAS

- 60% of public entrances must be accessible (F206.4.1)
- At least 1 restricted or secured entrance must be accessible (F206.4.7)
- Each direct access from parking structures (F206.4.2) and each direct access from a tunnel or elevated walkway (F206.4.3) to a building entrance must be accessible



Unobstructed Reach Ranges (308)

- Maximum above floor – 48”
Lowered from 54”



- Minimum above floor – 15”
- Raised from 9”
- Forward & side reach

Parking (F208)

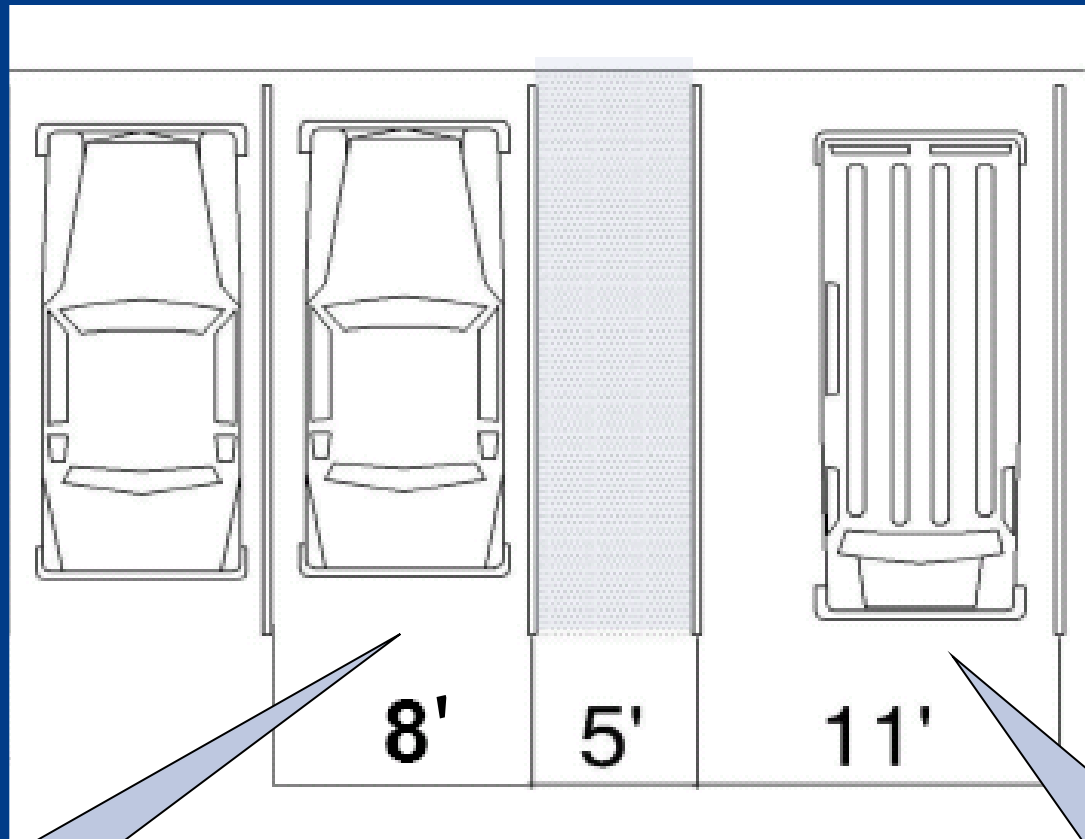
- **Van Spaces** - 1 of every 6 accessible spaces (instead of 1 of 8) must accommodate a van

Exception - spaces used exclusively for:

- bus, trucks, and other delivery vehicles
- law enforcement vehicles
- vehicular impound

These lots must have compliant passenger loading zone where public access is provided

Van Spaces (Section 502)



Car space

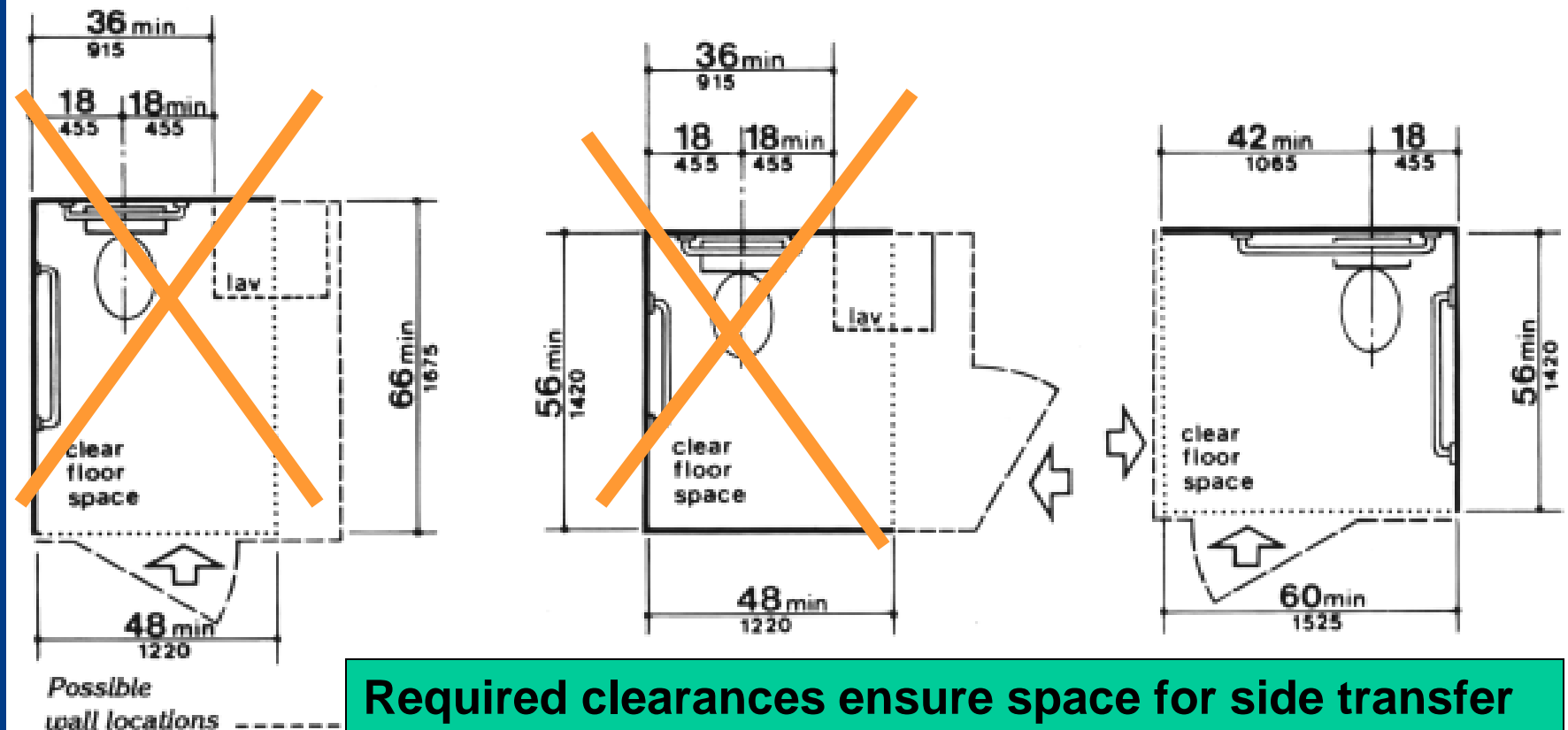
Van space

Drinking Fountains (F211)

- 2 required: wheelchair accessible and standing access
- Acceptable alternative: single unit with dual access (e.g., “hi-lo” units)
- Forward approach required with appropriate knee and toe clearances



Toilet & Bathing Rooms (603)





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