

# 2012 Texas Accessibility Standards Reference Guide for changes to the code

## SCOPING ITEMS

### Children's Mounting Heights

Elements primarily used by children are no longer required to comply with the appropriate age group heights specified in the standards. Drinking fountains, water closets, toilet compartments, lavatories, sinks, dining surfaces, and work surfaces still have specific requirements for children which must be followed unless the elements fully comply with the adult requirements. In addition, the age groupings have changed.

**202.4 Existing Buildings and Facilities - Alterations Affecting Primary Function Areas**  
Eligibility for Exception 2 is determined by the Yes/No answer in response to the project registration question the project registration asking whether the tenant provided the funds for the project. If the tenant is providing funds for a renovation, then they are not required to bring path of travel elements outside of their lease space into compliance (i.e. a tenant finish-out located in a multi-tenant office building that is considered an alteration to an area containing a primary function will not be required to bring parking and the accessible route from the parking into compliance if the funds for the finish-out are provided by the tenant).

**202.4 Existing Buildings and Facilities - Alterations Affecting Primary Function Areas**  
Safe harbor is provided to existing accessible elements that were constructed in accordance with the 1994 TAS and is evaluated on an element-by-element basis. Individual elements that are being altered must be brought into compliance with 2012 TAS.  
*Reference TM 2012-05*

### 206.2.3 Accessible Routes – Multi-Story Buildings and Facilities

An accessible route is no longer required to connect each story in private buildings or facilities that are less than 3 stories or that have less than 3000 square feet per story. This exception does not apply to shopping centers, shopping malls, professional offices of a health care provider, public transportation facilities, and buildings that are owned, operated, or leased by public (government) entities.  
*Reference TM 2012-03 and TM 2012-04*

### 206.2.7 Accessible Routes – Press Boxes

Provided that the aggregate area of all press boxes serving an assembly area is less than 500 square feet, an accessible route is not required to press boxes attached to bleachers with entry on only one level or free standing press boxes elevated more than 12 feet above grade. Where a facility contains multiple assembly areas, the aggregate area of the press boxes in each assembly area is to be calculated separately.  
*Reference TM 2012-07*

### 206.4.1 Accessible Routes – Public Entrances

At least 60% of all public entrances must be accessible.  
*Note: the 1994 TAS required 50% of entrances to be accessible.*

### 206.4.6 Accessible Routes – Residential Dwelling Unit Primary Entrance

At least one primary entrance to residential dwelling units must be accessible.  
*Scoping requirements for Residential Dwelling Units can be found in Section 233.*

## 206.7 Accessible Routes - Platform Lifts

Platform lifts may be constructed as part of an accessible route to provide access to *certain* areas without a variance, including performance areas, speaker platforms, and judicial spaces.

*Technical requirements can be found in Section 410.*

## 208.2 Parking Spaces - Minimum Number

General parking is required to comply with Table 208.2. At least 10% of patient and visitor parking spaces are required to be accessible at hospital outpatient facilities. At least 20% of patient and visitor parking spaces are required to be accessible at rehabilitation facilities specializing in treating conditions that affect mobility and at physical therapy outpatient facilities. For every six parking spaces required to be accessible, at least one must be van accessible.

*Technical requirements can be found in Section 502.*

## 209 Passenger Loading Zones

One passenger loading zone must be provided per 100' of loading zone space and is not required to be covered. At least one passenger loading zone is required at an accessible entrance to a licensed medical or long-term care facility. Parking facilities that provide valet services must provide at least one passenger loading zone.

*Technical requirements can be found in Section 503.*

## 210 Stairways

Newly constructed interior and exterior stairs that are part of a means of egress are now required to comply with accessibility standards.

*Technical requirements can be found in Section 504.*

## 211 Drinking Fountains

Where drinking fountains are provided, at least one of each high and low type must be provided.

Where more than one of each type is provided, 50% must comply with low side requirements and 50% must comply with high side requirements.

*Technical requirements can be found in Section 602.*

## 213.2 Toilet and Bathing Facilities - Toilet and Bathing Rooms

Where multiple single-user toilet rooms are provided, only 50% of each type at each cluster is required to comply. If not all of the toilet rooms within a cluster are accessible, the accessible toilet rooms must be identified.

*Technical requirements can be found in Section 603.*

*Reference TM 2013-10*

### 213.3.1 Toilet and Bathing Facilities - Toilet Compartments

In addition to the required standard accessible toilet stall, at least one ambulatory accessible toilet stall must be provided where six or more toilet stalls are provided or where the combination of urinals and water closets totals six or more fixtures.

*Technical requirements can be found in Section 604.*

### 213.3.3 Toilet and Bathing Facilities - Urinals

Where more than one urinal is provided, at least one urinal is required to comply.

*Note: this means a single urinal in a toilet room is not required to comply.*

*Technical requirements can be found in Section 605.*

## 214 Washing Machines and Clothes Dryers

Washing machines and clothes dryers are now required to comply with accessible standards.

*Technical requirements can be found in Section 611.*

## 221 Assembly Areas

Assembly areas with fixed seating are now required to comply with accessibility standards for lines of sight as well as horizontal and vertical dispersion. Assembly areas seating over 500 people are required to have six wheelchair spaces plus one per each additional 150 people. Overflow and lawn seating are also required to be located on an accessible route.

*Technical requirements can be found in Section 802.*

## 223 Medical and Long-Term Care Facilities

Facilities that specialize in treating conditions that affect mobility are required to provide mobility features in 100% of patient sleeping rooms. Facilities not specializing in treating conditions that affect mobility are only required to provide mobility features in 10% of patient sleeping rooms.

*Technical requirements can be found in Section 805.*

## 224 Transient Lodging

Entrances, doors, and doorways providing user passage into and within guest rooms that are not required to provide mobility features in transient lodging facilities must provide 32" clear width when door is open 90 degrees. Apartments or townhomes that are provided by or on behalf of a place of education and leased on a year-round basis exclusively to graduate students or faculty are not required to comply with transient lodging requirements but must comply with residential facilities requirements.

*Technical requirements can be found in Section 806.*

## 226 Dining and Work Surfaces

At least 5% of dining surfaces where provided for the consumption of food or drink must be accessible. At least 5% of work surfaces where provided for use by non-employee personnel must be accessible.

*Technical requirements can be found in Section 902.*

*Reference TM 2013-14*

## 228 Depositories, Vending Machines, Change Machines, Mail Boxes and Fuel Dispensers

Where provided, at least one of each type of depository, vending machine, change machine, and fuel dispenser must comply with accessible reach ranges. At least 5%, but no less than one of each type, of mail boxes provided at an interior location must comply with accessible reach ranges.

*Technical requirements can be found in Section 309.*

## 229 Windows

Where glazed openings are provided in accessible rooms or spaces for operation by occupants, at least one opening shall comply.

*Technical requirements can be found in Section 309.*

## 231 Judicial Facilities

Courtrooms, holding cells, and visiting areas are now required to comply with accessibility standards.

*Technical requirements can be found in Sections 807 and 808.*

## 232 Detention and Correctional Facilities

General and special holding cells as well as visiting areas are now required to comply with accessibility standards.

*Technical requirements can be found in Section 807.*

## 233 Residential Facilities

Group homes, halfway houses, shelters or similar social service center establishments that provide either temporary sleeping accommodations or residential dwelling units are now required to comply with accessibility standards. Also required to comply are the residential portions of publicly (government) owned buildings such as Fire and EMS Stations and a Texas State Park Ranger residence.

*Technical requirements can be found in Section 809.*

### 234 Amusement Rides

Amusement rides are now required to comply with accessibility standards.

*Technical requirements can be found in Section 1002.*

### 235 Recreational Boating Facilities

Recreational boating facilities are now required to comply with accessibility standards.

*Technical requirements can be found in Section 1003.*

### 236 Exercise Machines and Equipment

Fixed exercise machines and equipment are now required to comply with accessibility standards.

*Technical requirements can be found in Section 1004.*

### 237 Fishing Piers and Platforms

Fishing piers and platforms are now required to comply with accessibility standards.

*Technical requirements can be found in Section 1005.*

### 238 Golf Facilities

Golf facilities are now required to comply with accessibility standards.

*Technical requirements can be found in Section 1006.*

### 239 Miniature Golf Facilities

Miniature golf facilities are now required to comply with accessibility standards.

*Technical requirements can be found in Section 1007.*

### 240 Play Areas

Play areas for children age 2 and over are now required to comply with accessibility standards. There are specific requirements for ground and elevated play components including minimum number and types as well as features of the components and access to them.

*Technical requirements can be found in Section 1008.*

### 241 Saunas and Steam Rooms

Saunas and steam rooms are now required to comply with accessibility standards.

*Technical requirements can be found in Section 612.*

### 242 Swimming Pools, Wading Pools, and Spas

Swimming pools, wading pools, and spas are now required to comply with accessibility standards.

*Technical requirements can be found in Section 1009.*

*Reference TM 2012-06*

### 243 Shooting Facilities with Firing Positions

Shooting facilities with firing positions are now required to comply with accessibility standards.

*Technical requirements can be found in Section 1010.*

## **TECHNICAL ITEMS**

### 304 Turning Spaces

Changes of level, including those permitted in Section 303, and slopes greater than 1:48 are prohibited at wheelchair clear floor and ground spaces, turning spaces, and similar locations where people using wheelchairs and other mobility devices need to park or maneuver to use elements (e.g. maneuvering clearances at doors and fixtures and assembly area wheelchair spaces). Wheelchair turnaround may not overlap entry at a roll-in shower compartment.

### 306.3 Knee and Toe Clearance - Knee Clearance

Knee clearance under an element must be 27" minimum above the finished floor.

*Note: the 1994 TAS required 29" minimum AFF at lavatories.*

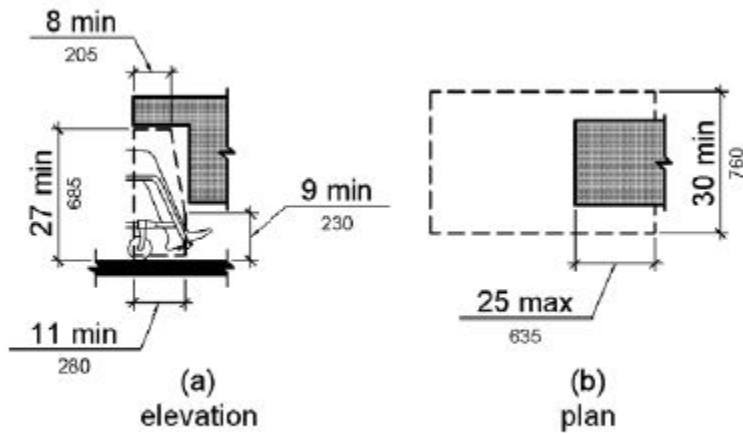


Figure 306.3 Knee Clearance

### 308.3.1 Reach Ranges - Side Reach - Unobstructed

The reach range for unobstructed side approach has been lowered to 48" maximum above the finished floor or ground surface.

*Note: the 1994 TAS allowed 54" maximum AFF side reach*

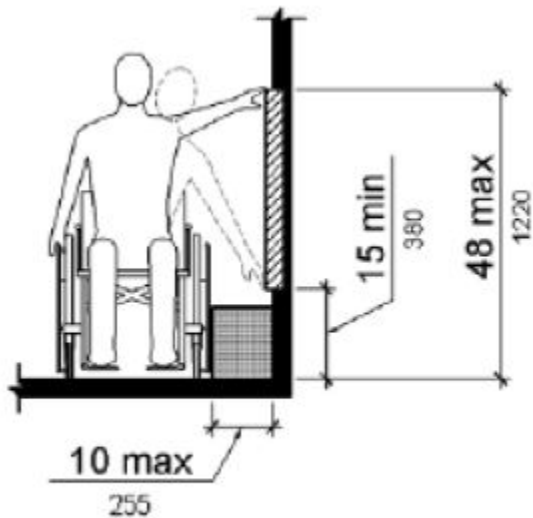
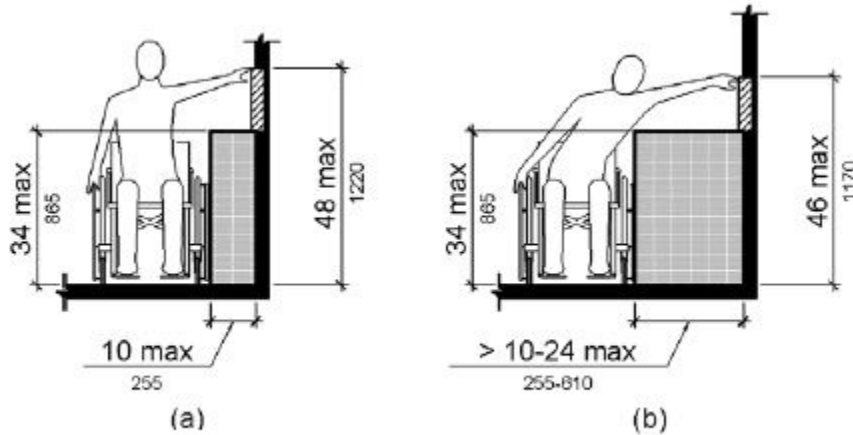


Figure 308.3.1 Unobstructed Side Reach

### 308.3.2 Reach Ranges - Side Reach - Obstructed High Reach

At side reach over an obstruction, the obstruction must be 34" maximum above the finished floor and 24" maximum deep.

*If switches and receptacles are installed above counters and are not for dedicated use, the counters must be 34" maximum AFF.*



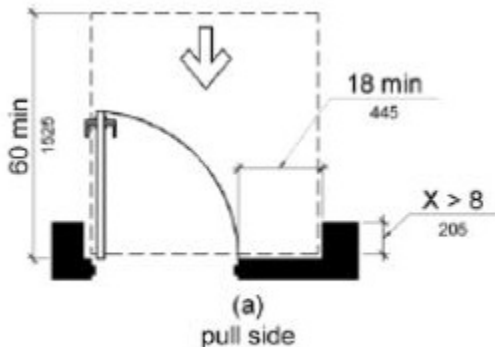
**Figure 308.3.2 Obstructed High Side Reach**

### 309 Operable Parts

Clear floor and ground space is no longer required to be centered on the element unless the standards specifically require it (e.g. at drinking fountains).

### 404.2.4.3 Recessed Doors and Gates

Doors may be recessed up to 8" before the maneuvering clearance is required to fit within the recess.



**Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates**

### 404.2.11 Doors - Vision Lights

Doors, gates, and adjacent side lights containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" minimum AFF.

### 406 Curb Ramps

Except for those located within the public right-of-way, curb ramps are no longer required to have contrasting surface texture or color.

## 502 Parking Spaces

An accessible route is now permitted to require a person to pass behind a vehicle other than the one they operate or in which they are a passenger.

### 502.3.4 Parking Spaces - Location

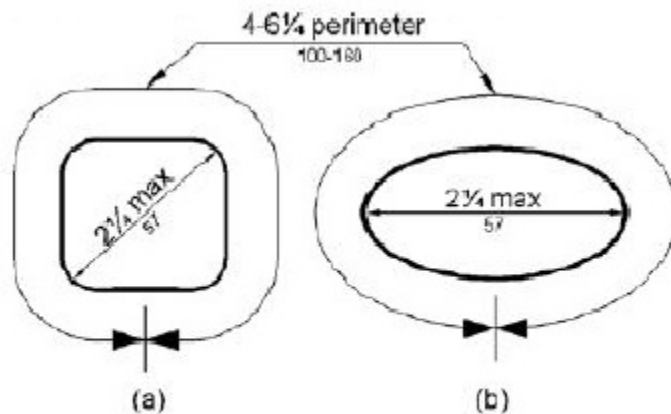
The access aisle must be located on the passenger side of angled accessible parking spaces designated van accessible.

### 502.6 Parking Spaces - Identification

Accessible parking signage must include the International Symbol of Accessibility. In parking lots with less than five spaces or at residential facilities where parking spaces are assigned to specific dwelling units, accessible parking identification is not required.

## 505 Handrails

The diameter of circular handrails must be 1-1/4" to 2". Non-circular handrails must have a cross-section dimension of 2-1/4" maximum and a perimeter dimension of 4" minimum and 6-1/4" maximum.



**Figure 505.7.2 Handrail Non-Circular Cross Section**

## 602 Drinking Fountains

Spout height at high side of drinking fountains must be 38" to 43" above the finished floor. Clear floor space must be centered on the low side drinking fountain.

### 603.3 Toilet and Bathing Rooms - Mirrors

Mirrors not located above lavatories or countertops must be installed 35" maximum AFF to the bottom of the reflective surface.

*Note: there is no longer a requirement for the top of mirrors - the 1994 TAS required 74"*

### 604.2 Water Closets and Toilet Compartments - Location

A water closet must be installed 16" to 18" measured to the centerline from the adjacent side wall. In an ambulatory accessible toilet stall, the water closet must be installed 17" to 19" measured to the centerline from the adjacent side wall.

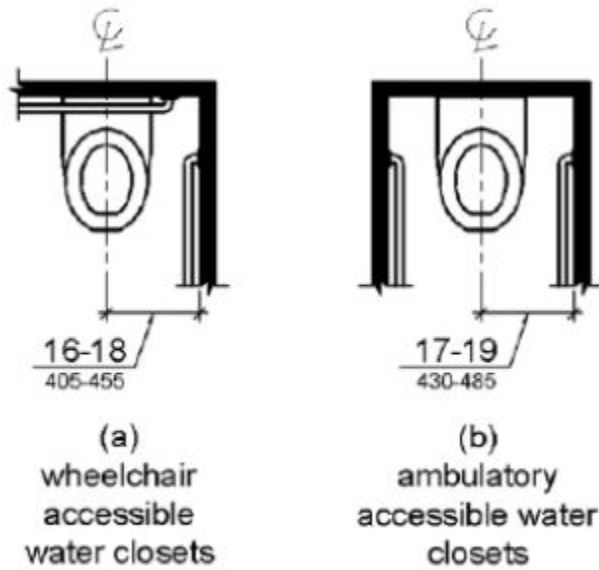


Figure 604.2 Water Closet Location

### 604.3.2 Water Closets and Toilet Compartments - Overlap

A lavatory is no longer allowed to overlap the clear floor space required at a water closet. There must be 60" minimum to the edge of the lavatory measured from the side wall adjacent to the water closet. An exception allows the lavatory to overlap in residential dwelling units.

Reference TM 2013-17

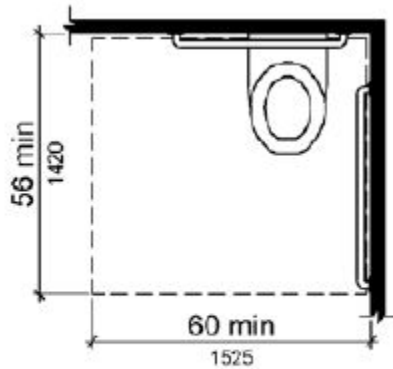
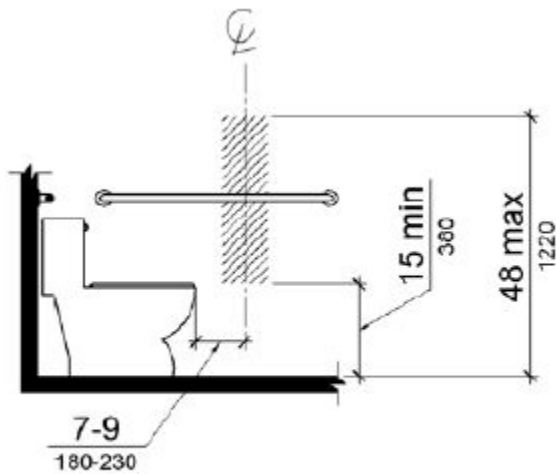


Figure 604.3.1 Size of Clearance at Water Closets



### 604.7 Water Closets and Toilet Compartments - Dispensers

Toilet paper dispensers must be installed 7" to 9" measured from the front of the water closet to the centerline of the dispenser.



**Figure 604.7 Dispenser Outlet Location**

### 606.2 Lavatories and Sinks - Clear Floor Space - Exceptions

A parallel approach is allowed at sinks in rooms that do not also contain a cook top or range. A lavatory located in a single-user toilet or bathing room not for common or public use and accessed only through a private office is not required to comply with knee and toe clearances or height requirements.

*Reference TM 2013-18 and TM 2013-19*

### 608.6 Shower Compartments - Shower Spray Unit and Water

Shower spray units must deliver water that is 120 degrees F maximum. A fixed shower head is permitted instead of a hand-held spray unit in facilities that are not medical or long-term care, transient lodging guest rooms, or residential dwelling units.

### 608.7 Shower Compartments - Thresholds

Threshold in roll-in shower compartments must be ½" maximum.

### 610.3 Seats - Shower Compartments

Seats provided at roll-in shower compartments shall be a folding type. Seats are required at transfer shower compartments and may be either a fixed or folding type.

### 611 Washing Machines and Clothes Dryers

Clear floor space at washing machines or clothes dryers must be centered on the appliance.

### 703.4.2 Signs - Location

Where a tactile sign is provided at a door, the sign must be located alongside the door at the latch side. At double doors with one active leaf, the sign must be located on the inactive leaf. At double doors with two active leaves, the sign must be located to the right of the right hand door. Signs must be centered on an 18" by 18" clear floor space provided at the sign location and located clear of the door swing.

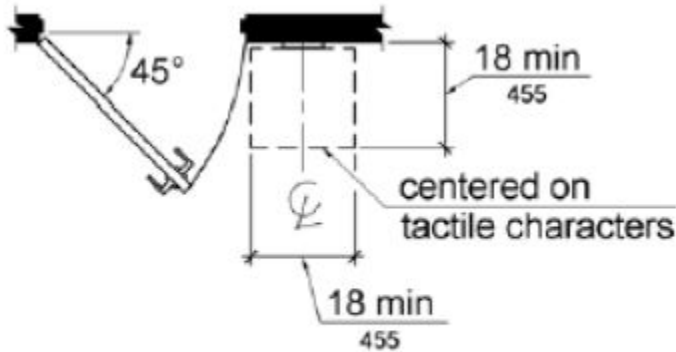


Figure 703.4.2 Location of Tactile Signs at Doors

### 804.5 Kitchens and Kitchenettes - Storage

At least 50% of shelf space in storage facilities shall be accessible in kitchens and kitchenettes with built-in cooking devices. A built-in appliance is when cabinetry or location of utilities (i.e. gas supply or 220V electrical outlets) creates a dedicated shelf or space for the appliance.

*For the purposes of a kitchen, cabinet shelves and drawers are considered the same type of storage and should be calculated by measuring all storage in linear feet, excluding countertops.*

*Reference TM 2012-09 and TM 2013-22*

### 903 Benches

Benches are now required to be a minimum of 42" long with a depth of 20" minimum and 24" maximum. A clear floor space 30"x48" must be provided at the end of the bench, parallel to the short axis. Back support is required to be 42" long and 18" high.

*Reference TM 2013-11*

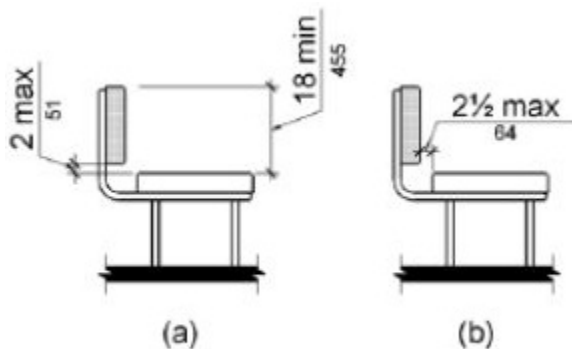


Figure 903.4 Bench Back Support

## **DEFINITIONS**

**Disproportionality** - Alterations made to provide an accessible path of travel to the altered area will be deemed disproportionate to the overall alteration when the cost exceeds 20% of the cost of the alteration to the primary function area.

**Maximum Extent Feasible** - Applies to the occasional case where the nature of an existing facility makes it virtually impossible to comply fully with applicable accessibility standards through a planned alteration. In these circumstances, the alteration shall provide the maximum physical accessibility feasible. Any altered features of the facility that can be made accessible shall be made accessible.

**Mezzanine** - An intermediate level or levels between the floor and ceiling of any story with an aggregate floor area of not more than one-third of the area of the room or space in which the level or levels are located. Mezzanines have sufficient elevation that space for human occupancy can be provided on the floor below.

**Professional Office of a Health Care Provider** - A location where a person or entity regulated by Texas to provide professional services related to the physical or mental health of an individual makes such services available to the public. The facility house the "professional office of a health care provider" only includes floor levels housing at least one health care provider, or any floor level designed or intended for use by at least one health care provider.

**Residential Dwelling Unit** - A unit intended to be used as a residence that is primarily long-term in nature. Residential dwelling units do not include transient lodging, inpatient medical care, licensed long-term care, and detention or correctional facilities.

**Safe Harbor** - Elements of a path of travel at a subject building or facility that have been previously constructed or altered in accordance with the 1994 TAS are not required to be retrofitted to reflect the incremental changes in the 2012 TAS solely because of an alteration to a primary function area served by that path of travel. Those elements would be subject to compliance with the 2012 TAS only when the elements of a path of travel are being altered.

**Shopping Center or Shopping Mall** - A building housing five or more sales or rental establishments; or a series of buildings on a common site, either under common ownership or common control or developed either as one project or as a series of related projects, housing five or more sales or rental establishments.

**Structural Impracticability** - In new construction, full compliance with the requirements of these standards is not required where an entity can demonstrate that it is structurally impracticable to meet the requirements. Full compliance will be considered structurally impracticable only in those rare circumstances when the unique characteristics of terrain prevent the incorporation of accessibility features. If full compliance with these standards would be structurally impracticable, any portion

of the facility that can be made accessible shall be made accessible to the extent that it is not structurally impracticable.

**Technically Infeasible** - With respect to an alteration of a building or a facility, something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements.

## **SUPPLEMENTARY INFORMATION**

All determinations of Disproportionality, Structural Impracticability, Technically Infeasible, and Maximum Extent Feasible are made by TDLR in accordance with the variance procedures found in Chapter 68, Texas Administrative Code.

Construction tolerances are built into the standards.

- Where dimensions are given with only a maximum and a minimum dimension, the dimensions are often restricted by another requirement in the standards (e.g. 34" maximum height required at a lavatory is restricted by the 27" minimum knee clearance also required at a lavatory).
- Where dimensions are given in a range, the range is the tolerance allowed (e.g. 34"-38" height required for handrail top of the gripping surface).
- Where dimensions given are exact, there is no tolerance allowed (e.g. 36" width and 36" depth required at transfer shower compartments).

When calculating percentages, sizes and dimensions may be rounded down for fractions less than one half, but the required quantity of elements or facilities must always be rounded up to the nearest whole number.

Means of Egress are required to comply with either the 2000 IBC or 2003 IBC. For upper levels, a stairway with an area of refuge is considered an accessible means of egress. Fully sprinklered buildings are exempt from area of refuge assistance requirements per Exception 2 in Section 1003.2.13.2 in the 2000 IBC and per Exception 3 in Section 1007.3 in the 2003 IBC.