

Stepping Thru Accessibility – Seminar Series

Bio

Janis Kent, FAIA, CASp is the Founding President of the Certified Access Specialist Institute (CASI), serving all who are involved with access in the built environment, whether in private practice or the public sector. She has made presentations on Accessibility at numerous venues from Dwell On Design in Los Angeles, to Design DC in Washington, to the National AIA Conventions in Chicago, New Orleans, and in Atlanta. Her most recent book is the Second Edition of *Stepping Through Accessible Details*. Richard Halloran, Secretary of the San Francisco Access Appeals Commission, described the book as “*The most comprehensive and thorough compilation of accessibility information I have encountered.*” She also has recently created working matrixes for dwelling unit bathrooms and kitchens comparing the different regulations on an item by item basis.

Ms. Kent is designated a Subject Matter Expert (SME) by the California Division of the State Architect, a Certified Access Specialist, and she serves on the committee to develop the California state CASp exams. She conducts seminars for the Nevada State Board of Architecture, Interior Design, and Residential Design and has presented to business associations including AIA Chapters, International Code Council Orange Empire Chapter (ICC), Chambers of Commerce, US Institute for Theatre Technology (USITT), Manufactured Housing Educational Trust (MHET), California Public Parking Association (CPPA), Los Angeles County Office of Education, and the Southern California Association of Non-Profit Housing (SCANPH).

Ms. Kent is a licensed California Architect, and has been involved in the world of Accessibility since the mid-1980's. In addition to managing a wide range of architectural projects, she has surveyed numerous facilities for accessibility compliance and provided quality control for facilities throughout the country.

Company

Founded in 2009 and based in Long Beach, CA, Stepping Thru Accessibility (STA) consults with Architects, Building Owners, Developers, Property Managers, Public Agencies, Attorneys and Tenants, assisting them to navigate their way thru accessibility issues with both the Americans with Disabilities Act Standards (ADAS) and the California Building Codes (CBC). These laws created a greater need for interpretation and understanding, as well as information on Accessibility throughout the built environment.

Our strengths:

- Research, analysis, and review of questions and determinations on Access issues
- Navigating the intricacies of California Building Codes and Federal ADAS
- STA surveys facilities and provides detailed reports of items in non-compliance with today's accessibility standards for the built environment
- CASp reports issued once correction schedules are established
- Review and evaluation of construction drawings for new buildings and alterations to verify if accessibility requirements are adequately addressed
- Topical seminars for architects, facilities and property managers, interior designers, landscape, civil engineers, & others involved in the built environment
- Property Assessment Reports based on the ADA or California Building Codes to support due diligence in overall property analysis

Stepping Thru Accessible Businesses

DESCRIPTION

Have you heard people say that 'they do not need to worry about Access' - that they are 'grandfathered in'? This is a common misconception. For older facilities, even if no construction is being done, there is an obligation to implement *Barrier Removal* that is *Readily Achievable*. No such thing as 'grandfathering'! Newer facilities that did not comply with the original ADA are now required to comply with the 2010 ADA. We will discuss common areas of non-compliance and issues of ongoing facilities management thru photographs of complying and non-complying elements.

SUMMARY

An overview in a non-technical sense of 'readily achievable barrier removal' for items that need to be implemented even if no construction is being done

LEARNING OBJECTIVES

- Understand obligations of Barrier Removal and just what it means for older buildings
- Review what makes Barrier Removal readily achievable and how to plan on an on-going basis
- Learn about common items of non-compliance in the business world
- Overview examples of easy solutions for typical situations and available government incentives

typically 2 hours for the full seminar or 1½ hours for the condensed version

Stepping Thru Accessible Elements in Hospitality

DESCRIPTION

Hotels, motels, inns, and restaurants are one of the more involved building types. Not only do guest rooms have a myriad of parameters but there are a number of other diverse elements, each with their own set of requirements found within one facility. It is not atypical to find retail and restaurants, pools and fitness rooms, business and banquet facilities not to mention valet service and hotel shuttles for even more complexity. We will review the varying requirements both from a scoping perspective and a technical viewpoint.

SUMMARY

An overview of Accessible elements found in hotels, motels, inns, and restaurants along with their scoping and technical requirements

LEARNING OBJECTIVES

- Understand different components for transient lodging entries from drop-off to check-in
- Review both technical and scoping parameters for guest rooms for mobility, communication, and others
- Learn about the new requirements regarding pools, spas, and fitness centers
- Overview retail, restaurant, and other elements often-times found in transient lodging

typically 5 hours for the standard seminar or 4 hours for the condensed version - this seminar can also be increased in time to incorporate more elements and can easily be customized for just specific elements

Stepping Thru Accessible Environments As We Age

DESCRIPTION

The Silver Tsunami is here. Now that the baby boomer generation is aging, we need to consider how this impacts our built environment. The emphasis is on the micro-elements of the design palette to better address our changing needs as we age, whether we are just slowing down or have a more vigorous disability. This is a general overview of what elements in our environment whether at work, play, or home that can be included now for us to easily age in place later. We will review these items thru photographs in a design sense rather than technical.

SUMMARY

An overview of design considerations which can easily be addressed now to not only allow us to age in place later but also have others visit us whether they have issues concerning accessibility or aging

LEARNING OBJECTIVES

- Understand how different types of disabilities impact our navigation of the built environment
- Review elements in buildings that can be more of a challenge as we age
- Learn about different items that can easily be implemented now for aging in place later
- Overview and become aware of different hazards to avoid in the built environment

typically 2 hours for the full seminar or 1½ hours for the condensed version

Stepping Thru Accessible Restrooms

DESCRIPTION

Although restrooms have been around forever and the new ADA Standards for over a couple of years, we still have facilities with restrooms that are not completely compliant. The major question is, why? Is it designer? Builder? Or is it an on-going maintenance issue? Each component within a restroom has a myriad of requirements needing to fit together like a puzzle. We will take an in-depth look at the technical Access requirements and how it impacts restroom design, whether single or multi-accommodation.

SUMMARY

An in-depth look at the technical Access requirements and how it impacts restroom design, whether single-accommodation or multi-accommodation including requirements for individual components

LEARNING OBJECTIVES

- Understand overall scoping and spatial parameters within a restroom
- Review differences between between single and multi-accommodation restrooms
- Learn technical requirements for the various elements typically found within a restroom
- Overview critical design factors for compliant restroom design

typically 5 hours for the full seminar, 4 hours (eliminates showers & bath tubs), 3½ hours (also eliminates children's use), or 3 hours (additionally eliminates ambulatory stalls)

Stepping Thru Accessible Routes

DESCRIPTION

Accessible Routes or Path of Travel in new and existing projects are essential aspects of Accessible design. If you can not even get to an area, no matter how accessible that portion is, it will still not be accessible...at least until we invent teleportation. Not only is the route or path required to be accessible but there are many elements that are included within the definition which also are required to be accessible. We will look at a broad view of these elements, as one progresses from the street, thru the site, and into the buildings, touching on their various accessibility requirements.

SUMMARY

An overview of accessible routes, from the public way, to site amenities, to parking spaces, to the entry, and thru the building to the exits including egress requirements from exit doors

LEARNING OBJECTIVES

- Understand what is required for an *Accessible Route* or *Path of Travel*
- Review the connectivity of elements, entries, floors, and exits
- Learn the scoping and technical requirements for components on both the exterior and interior
- Overview *Path of Travel* requirements in existing projects and alterations

typically 5 hours for the full seminar, 4 hrs (eliminates door configurations), or 3 hours (condensed version of 4 hour seminar)

Stepping Thru Accessible Signage

DESCRIPTION

Signage is one of the more critical elements for navigating thru our built environment whether interior or exterior. It often appears to be an entirely different language separate from architecture and is relegated to a corner or an after-thought. But signage is something that affects all of us. We will review different sign types and their various requirements in general. We will also closely review the various components each sign type is comprised of leading to a better understanding and integration into our language of architecture.

SUMMARY

One of the more important elements of navigating thru the built environment is signage — with this in-depth look at sign types and components we will be better able to integrate signage into our language of architecture

LEARNING OBJECTIVES

- Understand signage in general and various installation requirements
- Review the different sign types and what elements each is comprised of
- Learn the various sign component pieces and their technical requirements
- Overview methods to incorporate signage specifications into construction document sets

typically 2½ hours for the full seminar or 2 hours (condensed version)

Stepping Thru Doors & Gates

DESCRIPTION

Just about every facility has a door or gate that can either welcome us into a building or act as a hindrance — and even one small item can make the difference. The requirements now vary depending upon the type of entry and whether it is swinging, sliding, or just an opening. There are automatic, semi-automatic, and power-assist doors which have further requirements over and above manual doors. As always, the approach has impact on the spatial parameters. In this seminar we will learn how to master all of these requirements to create welcoming entries to buildings and spaces.

SUMMARY

Just about every facility has a door that can either welcome us into a building or act as a hindrance — we will review door requirements from clearances and specifications to operating hardware, including automatic opening devices

LEARNING OBJECTIVES

- Understand the different door types and their requirements
- Review clear floor space requirements dependent upon approach and door/opening type
- Learn about hardware and specifications for the door itself
- Overview different specialty doors and their parameters

typically 3½ hours for the full seminar, or 3 hours (no signs)

Stepping Thru Existing Buildings

DESCRIPTION

The nature of our practice has changed with a higher proportion of renovation and re-use. Under the ADA Standards there are differing requirements for new construction versus alteration. Since these are federal laws local public agencies can only offer limited direction. We will review criteria for existing buildings in regard to scoping to acquire a better sense of the implications of the law and how it applies. We will cover a range of concepts such as *Program Accommodation* vs *Barrier Removal*, *Proportional Spending*, *Safe Harbor*, and *Path of Travel* obligations.

SUMMARY

An overview of existing buildings for public entities & places of public accommodation per ADAS and CBC from Barrier Removal to Program Accommodation including Alteration requirements whether or not construction is scheduled

LEARNING OBJECTIVES

- Understand differences between Public Buildings and Places of Public Accommodation
- Review obligations and requirements for Program Accommodation vs Barrier Removal
- Learn about Proportional Spending and Disproportionality and its application to Path of Travel
- Overview Safe Harbor and when it can or can not be applied

Typically 5 hours for the full seminar, 4 hours without the CA overlay, or 2½ hours for just scoping

Stepping Thru Interior Elements

DESCRIPTION

Once you step thru the door into the interior of a building you encounter a countless number of different elements, each with its own parameters, and all are connected by an accessible route. There are requirements not only for the item itself but also how it relates to the facility as a whole. Whether we are talking about furniture or cabinetry, drinking fountains or sinks, machines or telephones, restaurant or assembly seating, they are all overlaid with their own requirements relating to reach ranges, clear floor space, and operating force. We will review a number of these elements regarding their technical and scoping requirements to better increase our language and understanding for accessible design.

SUMMARY

An overview of the different elements typically encountered in the interior world once you step thru the door that can either to create or interfere with an accessible environment

LEARNING OBJECTIVES

- Understand the scoping and technical requirements for various interior elements
- Review clear floor space for different elements and its relationship to the accessible route
- Learn requirements for adjacency and dispersion within a space or building
- Overview reach range, approach, and the impact of operating force on elements in interiors

typically 5 hours for the full seminar, 4 hours (eliminates machines & controls), or 3 hours (additionally eliminates sign types); also a 1½ hour presentation for classes eliminating code references)

Stepping Thru Multi-Family Housing - An Overview

DESCRIPTION

Multi-family housing is one of the more complex building types. Depending on when the facility was built and where the funds come from and who oversees the project, you can have a multitude of different regulations. In an overview and a scoping sense we will review the ADA Standards, the FHA, UFAS, and California Building Codes both 11A and 11B and compare the requirements for each. We will also touch upon alterations and transition plans and how this affects different types of multi-family housing projects.

SUMMARY

A broad overview of the different regulations and codes that have impact on multi-family housing and how they interface with each other

LEARNING OBJECTIVES

- Understand overall jurisdictions that have requirements for multi-family housing projects
- Review differences in the scoping between the different agencies and CA senior citizens housing
- Learn about some of the different dwelling unit requirements dependent upon the regulations
- Overview approaches for new construction versus existing as well as alterations

typically 2½ hours for the full seminar

Stepping Thru Parking & Passenger Drop-Offs

DESCRIPTION

In this day and age we are not only pedestrians but we are also closely tied to vehicular transportation. And of course there are a myriad of requirements for this as well, starting from the point where we are transitioning from passengers to pedestrians. Whether it is for parking, passenger drop-off, valet service, or transportation such as taxis, buses, or shuttles there are differing requirements for space and slopes, all or which is required to connect with an accessible route. We will review the requirements for each of these types of vehicular to pedestrian transitions.

SUMMARY

An overview of the myriad of requirements starting from the point where we are transitioning from passengers to pedestrians whether parking, passenger drop-offs, valet service, or transportation such as taxis, buses, or shuttles

LEARNING OBJECTIVES

- Understand the scoping requirements for vehicles located off of the public right of way
- Review the varying requirements for parking, passenger drop-off, and valet
- Learn the technical parameters for the pedestrian interface
- Overview specified and unspecified transportation - what it is and the difference in requirements

typically 3½ hours for the full seminar or 3 hours for the condensed version

Stepping Thru Vertical Heights

DESCRIPTION

For someone who has a disability or is elderly, ascending or descending across levels is a key mobility challenge. We often address this by providing an element such as a ramp or elevator that takes people from one level to another but often these features alone do not solve the problem. We will look at options such as sloped walkways, curb ramps, pedestrian ramps, elevators, and lifts. We will also examine the parameters and requirements for each of these elements, as well as how to design and situate them for optimum access.

SUMMARY

Since the world is not flat, most buildings and facilities have some height change which can provide a challenge for access — we will review the different methods of access and the parameters for each

LEARNING OBJECTIVES

- Understand parameters for level surface and zero curb transitions
- Review the technical requirements for each mode of vertical access
- Learn the requirements for vertical access in terms of dispersion and location
- Overview when vertical access is not required and what has to be done instead

typically 5 hours for the full seminar, 4 hours (full seminar condensed), 3 hours (condensed version eliminating elevator cars & lifts), or 2½ hours (3 hr version also eliminating elevator lobby)