

1 STATE OF ARIZONA

2 OFFICE OF THE ATTORNEY GENERAL

3 CIVIL RIGHTS DIVISION

4 Kathryn Collison, as legal)
5 guardian for Robert Garvie,)
6 Complainant,) CRD NO. P0012008004181
7 v.) NO FAULT SETTLEMENT AGREEMENT
8)
9 City of Scottsdale,)
Respondent.)

10
11 This Agreement is made between the Civil Rights
12 Division of the Arizona Attorney General's Office (Division),
13 Kathryn Collison, as legal guardian for Robert Garvie,
14 (Complainants), and the City of Scottsdale (Respondent).
15 Although Ava Investment Corporation was also named as a
16 Respondent in the above-referenced complaint, it is not a party
17 to this Agreement because the City of Scottsdale owns and
18 controls the parking at issue in this complaint. A complaint of
19 public accommodations discrimination based on disability having
20 been filed by Complainants against Respondent City of Scottsdale
21 pursuant to the Arizonans with Disabilities Act (AZDA), A.R.S.
22 §41-1492 et seq., the parties have conferred and voluntarily
23 agree to and do resolve the issues in the complaint on the
24 following terms:

AZDA

1 I

2 This Agreement will not constitute an admission by the
3 parties that an act or practice made unlawful by A.R.S. §41-1492
4 *et seq.* occurred, nor should any such inference be drawn.

5 II

6 Subject to the fulfillment by Respondent of each of
7 the obligations set forth in this Agreement, the Division agrees
8 to close complaint CRD No. P0012008004181, against Respondent
9 City of Scottsdale.

10 III

11 The Division's participation in this Agreement does
12 not reflect any judgment by the Division as to the merits of the
13 complaints referenced in Paragraph II above. Although the
14 Division does not waive its right to process any other complaint
15 against Respondent, the Division does waive its right to file a
16 Divisional complaint against Respondent relating to the matters,
17 which were alleged in the complaint in CRD No. P0012009004181,
18 except as otherwise provided in this Agreement. The Division
19 has the right to make reasonable inquiry and investigation
20 regarding compliance with this Agreement. The Division further
21 has the right to enforce the Agreement through all available
22 means, including but not limited to, the institution of
23 litigation in any court with jurisdiction should Respondent fail
24 to comply with any of the terms of this Agreement.

25
26 IV

AZDA

1 Respondent agrees that it and its agents will not
2 engage in any discrimination or retaliation of any kind against
3 Complainant or against any other person because he/she has
4 opposed any practice reasonably believed by him/her to be
5 unlawful under the Arizonans with Disabilities Act (AZDA),
6 A.R.S. §41-1492 et seq., or because he/she has filed a
7 complaint, given testimony or assistance, or participated in any
8 manner in any investigation or proceeding under the Arizonans
9 with Disabilities Act.

10 V

11 Respondent City of Scottsdale warrants that there are
12 currently a total of 396 city-owned parking spaces at the
13 Sundown Plaza. Respondent further warrants that there are
14 currently a total of three city-owned parking spaces that are
15 configured as accessible parking spaces that comply with the
16 applicable Americans with Disabilities Accessibility Guidelines
17 (ADAAG) regarding parking. See Exhibit A, Sundown Plaza
18 Improvement Plan dated April 29, 2010.

19 VI

20 The parties agree that the following changes will be made
21 to eliminate barriers in the parking and access to the Sundown
22 Plaza in Scottsdale, Arizona:

23 A. Respondent City of Scottsdale will construct two
24 additional accessible parking spaces, with an access aisle
25 between the two parking spaces at the Sundown Plaza. The
26 accessible parking spaces will be located in front of the retail

AZDA

1 space located at 10624 North 71st Street, Scottsdale.
2 Respondent will construct one of the two accessible parking
3 spaces and the access aisle in a manner that complies with the
4 applicable ADAAG requirements for a van accessible parking
5 space. The other will parking space will be constructed in a
6 manner that complies with ADAAG standards for accessible parking
7 for cars.

8 B. Respondent City of Scottsdale will construct a curb cut
9 and a sidewalk ramp to provide access from the parking spaces,
10 described in ¶ VI-A, to the sidewalk leading to the retail
11 establishments located between Sundown Plaza on 10610 N. 71st
12 Place and 10636 N. 71st Place.

13 C. Based on the total number of parking spaces available
14 for the Sundown Plaza, Respondent City of Scottsdale will also
15 construct three accessible parking spaces (in addition to the
16 parking spaces referred to in ¶ VI-A) to be dispersed throughout
17 the parking lots in accordance with ADAAG standards.

18 D. Respondent agrees that the construction referenced in ¶
19 VI, A-C will comply with the requirements set forth in the
20 applicable ADAAG provisions, which are attached as Exhibit B of
21 this Agreement.

22 E. Respondent agrees that the construction referenced in ¶
23 VI-A will be completed within 45 days of the effective date of
24 this Agreement and the construction referenced in ¶ VI-C will be
25 completed within 120 days.

26 VII

AZDA

1 Nothing in this Agreement shall be construed to make
2 Respondent City of Scottsdale responsible for compliance with
3 the Arizonans with Disabilities Act for violations on the
4 private property in the Sundown Plaza that is not under the
5 City's control.

6 VIII

7 This Agreement will be read and construed together
8 with the attached document entitled "Mutual Release", which is
9 incorporated by reference. This Agreement and the "Mutual
10 Release" together constitute the entire Agreement between the
11 parties.

12 IX

13 Respondent agrees to confirm to the Division in
14 writing that it is in compliance with the terms and conditions
15 of this Agreement within ten (10) business days after the
16 completion of the construction in VI.

17 X

18 Complainant and Respondent agree to pay their own
19 attorneys' fees, if any.

20 XI

21 This Agreement will not become effective until it has
22 been reviewed and signed by a Division representative.

23 XII

24 This Agreement may be executed in two or more
25 counterparts, each of which will be deemed an original.

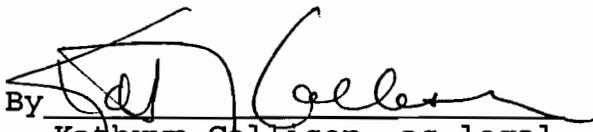
26 XIII

AZDA

1 determines that disclosure is not required to further the
2 purposes of the Arizonans with Disabilities Act.

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5 7-12-10

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Date

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By 
Kathryn Collison, as legal
guardian for Robert Garvie,
Complainant

CITY OF SCOTTSDALE
an Arizona municipal corporation

By _____

J.W. "Jim" Lane
Mayor

ATTEST:

Carolyn Jagger
City Clerk

STATE OF ARIZONA
OFFICE OF THE ATTORNEY GENERAL
CIVIL RIGHTS DIVISION

Date

Rose A. Daly-Rooney
Assistant Attorney General

APPROVED AS TO FORM:

Bruce Washburn, City Attorney

By: Eric C. Anderson
Assistant City Attorney

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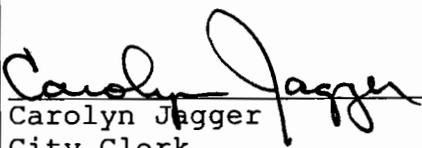
6-28-2010
Date

By _____
Kathryn Collison, as legal guardian for Robert Garvie, Complainant

CITY OF SCOTTSDALE
an Arizona municipal corporation

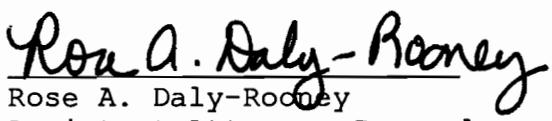
By 
W.J. "Jim" Lane
Mayor

ATTEST:

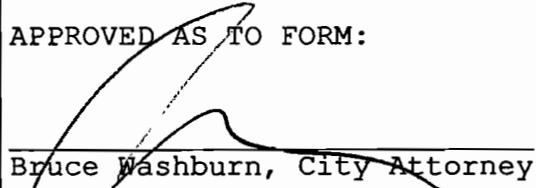

Carolyn Jagger
City Clerk

STATE OF ARIZONA
OFFICE OF THE ATTORNEY GENERAL
CIVIL RIGHTS DIVISION

7-14-2010
Date


Rose A. Daly-Rooney
Assistant Attorney General

APPROVED AS TO FORM:


Bruce Washburn, City Attorney

By: Eric C. Anderson
Assistant City Attorney

Executed copy mailed/hand-delivered on 14th day of July, 2010, to:

Kathryn Collison, as Legal Guardian of Robert Garvie
8 Biltmore Estates, #113,
Phoenix, AZ 85016
Complainant

Eric Anderson

AZDA

1 Assistant City Attorney
City of Scottsdale
3939 N. Drinkwater Blvd.
2 Scottsdale, AZ 85251
Respondent

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4 By Reginald Kachins
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AZDA

MUTUAL RELEASE

A. Subject to Respondent's fulfillment of the obligations set forth in the foregoing No-fault Settlement Agreement, Complainant agrees to waive or release all claims against Respondent in any forum with respect to the matters that were alleged in the charge of discrimination/retaliation numbered CRD P0012008004181.

B. Subject to Complainant's fulfillment of the obligations set forth in the foregoing No-fault Settlement Agreement, Respondent agrees to waive or release any existing claims arising out of or related to the allegations contained in the charge of discrimination/retaliation numbered CRD P0012008004181.

7-12-10

Date

By

Kathryn Collison, as legal guardian for Robert Garvie Complainant

CITY OF SCOTTSDALE an Arizona municipal corporation

By

J.W. "Jim" Lane Mayor

ATTEST:

Carolyn Jagger City Clerk

APPROVED AS TO FORM:

Bruce Washburn, City Attorney

By: Eric C. Anderson Assistant City Attorney

#80798v6

MUTUAL RELEASE

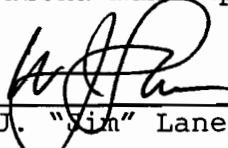
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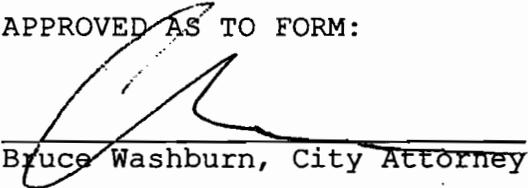
Date
By Kathryn Collison, as legal guardian for Robert Garvie Complainant

CITY OF SCOTTSDALE
an Arizona municipal corporation

6-28-2010
Date
By 
W.J. "Jim" Lane
Mayor

ATTEST:


Carolyn Jagger
City Clerk

APPROVED AS TO FORM:


Bruce Washburn, City Attorney

By: Eric C. Anderson
Assistant City Attorney

#80798v6

AZDA

Exhibit A

SUNDOWN PLAZA IMPROVEMENT PLAN
NWC SHEA & SCOTTSDALE

DENISE LABRECQUE,
COS ADA COORDINATOR
4/29/2010

ACCESSIBLE PARKING SPACES:

<i>STREET</i>	<i>APPROX. PARKING PROVIDED</i>	<i>ACCESSIBLE PARKING PROVIDED</i>
BECKER LANE	39	0
SAHUARO DRIVES (ALL SEGMENTS)	85	2
MERCER LANE	69	1
71 ST PLACE	149	0
ACCESS ROAD	54	0
TOTALS	396	3

TOTAL NUMBER OF PARKING SPACES PROVIDED: 301-400
TOTAL MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES: 8
ADDITIONAL ACCESSIBLE PARKING SPACES NEEDED: 5*

CURB RAMPS:

APPROX. 22 EXISTING CURB AND PARKING RAMPS

2	PARKING AISLE RAMPS AT EXISTING ACCESSIBLE PARKING SPACES
4	FOR ADDITIONAL ACCESSIBLE PARKING SPACES
3	CORNER CURB RAMPS
3	MID-BLOCK CROSSWALK RAMPS
12*	ADDITIONAL CURB RAMPS NEEDED *

* EXACT NUMBER, LOCATION, AND DESIGN OF PARKING SPACES AND CURB RAMPS WILL BE DETERMINED BY COS ENGINEERS, IN ACCORDANCE WITH COS STANDARDS, SITE CONDITIONS, AND STRUCTURAL FEASIBILITY.

**code of
federal regulations** reprint

Department of Justice

28 CFR Part 36

Revised as of July 1, 1994

Nondiscrimination on the Basis of
Disability by Public Accommodations
and in Commercial Facilities

Excerpt from 28 CFR Part 36:

**ADA Standards for
Accessible Design**



3.4 General Terminology

<p>3.2 Dimensional Tolerances. All dimensions are subject to conventional building industry tolerances for field conditions.</p> <p>3.3 Notes. The text of these guidelines does not contain notes or footnotes. Additional information, explanations, and advisory materials are located in the Appendix. Paragraphs marked with an asterisk have related, nonmandatory material in the Appendix. In the Appendix, the corresponding paragraph numbers are preceded by an A.</p> <p>3.4 General Terminology.</p> <p>comply with. Meet one or more specifications of these guidelines.</p> <p>if, if... then. Denotes a specification that applies only when the conditions described are present.</p> <p>may. Denotes an option or alternative.</p> <p>shall. Denotes a mandatory specification or requirement.</p> <p>should. Denotes an advisory specification or recommendation.</p> <p>3.5 Definitions.</p> <p>Access Aisle. An accessible pedestrian space between elements, such as parking spaces, seating, and desks, that provides clearances appropriate for use of the elements.</p> <p>Accessible. Describes a site, building, facility, or portion thereof that complies with these guidelines.</p> <p>Accessible Element. An element specified by these guidelines (for example, telephone, controls, and the like).</p> <p>Accessible Route. A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor space at fixtures. Exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.</p>	<p>Accessible Space. Space that complies with these guidelines.</p> <p>Adaptability. The ability of certain building spaces and elements, such as kitchen counters, sinks, and grab bars, to be added or altered so as to accommodate the needs of individuals with or without disabilities or to accommodate the needs of persons with different types or degrees of disability.</p> <p>Addition. An expansion, extension, or increase in the gross floor area of a building or facility.</p> <p>Administrative Authority. A governmental agency that adopts or enforces regulations and guidelines for the design, construction, or alteration of buildings and facilities.</p> <p>Alteration. An alteration is a change to a building or facility made by, on behalf of, or for the use of a public accommodation or commercial facility, that affects or could affect the usability of the building or facility or part thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.</p> <p>Area of Rescue Assistance. An area, which has direct access to an exit, where people who are unable to use stairs may remain temporarily in safety to await further instructions or assistance during emergency evacuation.</p> <p>Assembly Area. A room or space accommodating a group of individuals for recreational, educational, political, social, or amusement purposes, or for the consumption of food and drink.</p> <p>Automatic Door. A door equipped with a power-operated mechanism and controls that open and close the door automatically upon receipt of a momentary actuating signal. The switch that begins the automatic cycle may be a photoelectric device, floor mat, or manual switch (see power-assisted door).</p>
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<p>Building. Any structure used and intended for supporting or sheltering any use or occupancy.</p> <p>Circulation Path. An exterior or interior way of passage from one place to another for pedestrians, including, but not limited to, walks, hallways, courtyards, stairways, and stair landings.</p> <p>Clear. Unobstructed.</p> <p>Clear Floor Space. The minimum unobstructed floor or ground space required to accommodate a single, stationary wheelchair and occupant.</p> <p>Closed Circuit Telephone. A telephone with dedicated line(s) such as a house phone, courtesy phone or phone that must be used to gain entrance to a facility.</p> <p>Common Use. Refers to those interior and exterior rooms, spaces, or elements that are made available for the use of a restricted group of people (for example, occupants of a homeless shelter, the occupants of an office building, or the guests of such occupants).</p> <p>Cross Slope. The slope that is perpendicular to the direction of travel (see running slope).</p> <p>Curb Ramp. A short ramp cutting through a curb or built up to it.</p> <p>Detectable Warning. A standardized surface feature built in or applied to walking surfaces or other elements to warn visually impaired people of hazards on a circulation path.</p> <p>Dwelling Unit. A single unit which provides a kitchen or food preparation area, in addition to rooms and spaces for living, bathing, sleeping, and the like. Dwelling units include a single family home or a townhouse used as a transient group home; an apartment building used as a shelter; guestrooms in a hotel that provide sleeping accommodations and food preparation areas; and other similar facilities used on a transient basis. For purposes of these guidelines, use of the term "Dwelling Unit" does not imply the unit is used as a residence.</p> <p>Egress, Means of. A continuous and unobstructed way of exit travel from any point in a building or facility to a public way. A means of egress comprises vertical and horizontal</p>	<p>travel and may include intervening room spaces, doorways, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, horizontal exits, courts and yards. An accessible means of egress is one that complies with these guidelines and does not include stairs, steps, or escalators. Areas of rescue assistance or evacuation elevators may be included as part of accessible means of egress.</p> <p>Element. An architectural or mechanical component of a building, facility, space, or site, e.g., telephone, curb ramp, door, drinking fountain, seating, or water closet.</p> <p>Entrance. Any access point to a building or portion of a building or facility used for the purpose of entering. An entrance includes the approach walk, the vertical access leading to the entrance platform, the entrance platform itself, vestibules if provided, the entry door(s) or gate(s), and the hardware of the entry door(s) or gate(s).</p> <p>Facility. All or any portion of buildings, structures, site improvements, complexes, equipment, roads, walks, passageways, parking lots, or other real or personal property located on a site.</p> <p>Ground Floor. Any occupiable floor less than one story above or below grade with direct access to grade. A building or facility always has at least one ground floor and may have more than one ground floor as where a split level entrance has been provided or where a building is built into a hillside.</p> <p>Mezzanine or Mezzanine Floor. That portion of a story which is an intermediate floor level placed within the story and having occupiable space above and below its floor.</p> <p>Marked Crossing. A crosswalk or other identified path intended for pedestrian use in crossing a vehicular way.</p> <p>Multifamily Dwelling. Any building containing more than two dwelling units.</p> <p>Occupiable. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes, or in which occupants are engaged at labor, and which is equipped with means of egress, light, and ventilation.</p>
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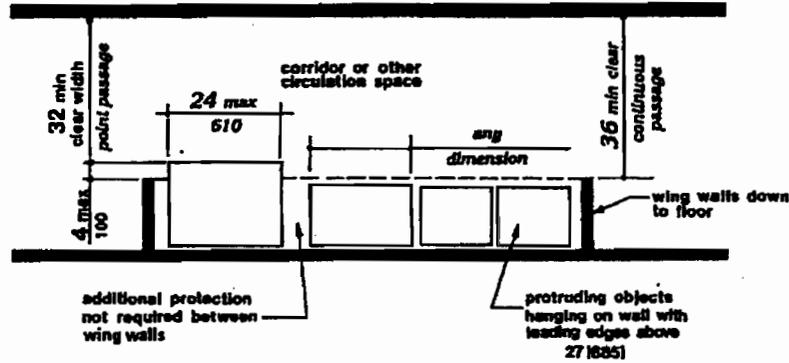


Fig. 8 (e)
Example of Protection around Wall-Mounted Objects and Measurements of Clear Widths

Fig. 8
Protruding Objects (Continued)

shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Changes in level greater than 1/2 in (13 mm) shall be accomplished by means of a ramp that complies with 4.7 or 4.8.

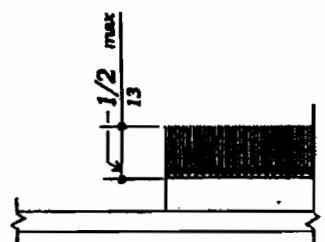
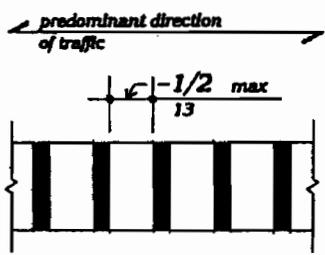
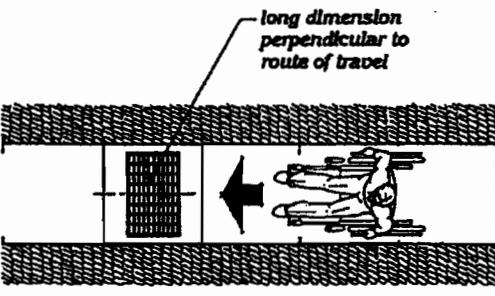
4.5.3* Carpet. If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad, or backing, or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile thickness shall be 1/2 in (13 mm) (see Fig. 8(f)). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with 4.5.2.

4.5.4 Gratings. If gratings are located in walking surfaces, then they shall have spaces no greater than 1/2 in (13 mm) wide in one direction (see Fig. 8(g)). If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominant direction of travel (see Fig. 8(h)).

4.6 Parking and Passenger Loading Zones.

4.6.1 Minimum Number. Parking spaces required to be accessible by 4.1 shall comply with 4.6.2 through 4.6.5. Passenger loading zones required to be accessible by 4.1 shall comply with 4.6.5 and 4.6.6.

4.6 Parking and Passenger Loading Zones

 <p style="text-align: center;">Fig. 8 (f) Carpet Pile Thickness</p>	<p>4.6.2 Location. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.</p>
 <p style="text-align: center;">Fig. 8 (g) Gratings</p>	<p>4.6.3* Parking Spaces. Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle (see Fig. 9). Parked vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.</p> <p>4.6.4* Signage. Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility (see 4.30.7). Spaces complying with 4.1.2(5)(b) shall have an additional sign "Van-Accessible" mounted below the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.</p>
 <p style="text-align: center;">Fig. 8 (h) Grating Orientation</p>	<p>4.6.5* Vertical Clearance. Provide minimum vertical clearance of 114 in (2895 mm) at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrance(s) and exit(s). At parking spaces complying with 4.1.2(5)(b), provide minimum vertical clearance of 98 in (2490 mm) at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).</p> <p>4.6.6 Passenger Loading Zones. Passenger loading zones shall provide an access aisle at least 60 in (1525 mm) wide and 20 ft (240 in)(6100 mm) long adjacent and parallel to the vehicle pull-up space (see Fig. 10). If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with 4.7 shall be provided. Vehicle standing spaces and access aisles shall be level with surface</p>

4.7 Curb Ramps

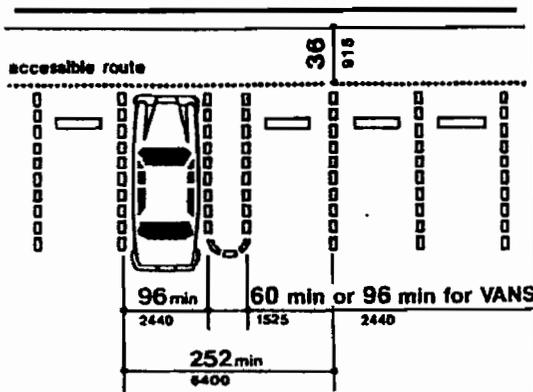


Fig. 9
Dimensions of Parking Spaces

slopes not exceeding 1:50 (2%) in all directions.

4.7 Curb Ramps.

4.7.1 Location. Curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb.

4.7.2 Slope. Slopes of curb ramps shall comply with 4.8.2. The slope shall be measured as shown in Fig. 11. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20.

4.7.3 Width. The minimum width of a curb ramp shall be 36 in (915 mm), exclusive of flared sides.

4.7.4 Surface. Surfaces of curb ramps shall comply with 4.5.

4.7.5 Sides of Curb Ramps. If a curb ramp is located where pedestrians must walk across the ramp, or where it is not protected by handrails or guardrails, it shall have flared sides; the maximum slope of the flare shall be 1:10 (see Fig. 12(a)). Curb ramps with returned

curbs may be used where pedestrians would not normally walk across the ramp (see Fig. 12(b)).

4.7.6 Built-up Curb Ramps. Built-up curb ramps shall be located so that they do not project into vehicular traffic lanes (see Fig. 13).

4.7.7 Detectable Warnings. A curb ramp shall have a detectable warning complying with 4.29.2. The detectable warning shall extend the full width and depth of the curb ramp.

4.7.8 Obstructions. Curb ramps shall be located or protected to prevent their obstruction by parked vehicles.

4.7.9 Location at Marked Crossings. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides (see Fig. 15).

4.7.10 Diagonal Curb Ramps. If diagonal (or corner type) curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48 in (1220 mm) minimum clear space as shown in Fig. 15(c) and (d). If diagonal curb ramps are provided at marked crossings, the 48 in (1220 mm) clear space shall be within the markings (see Fig. 15(c) and (d)). If diagonal curb ramps have flared sides, they shall also have at least a 24 in (610 mm) long segment of straight curb located on each side of the curb ramp and within the marked crossing (see Fig. 15(c)).

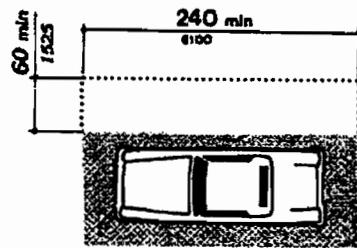
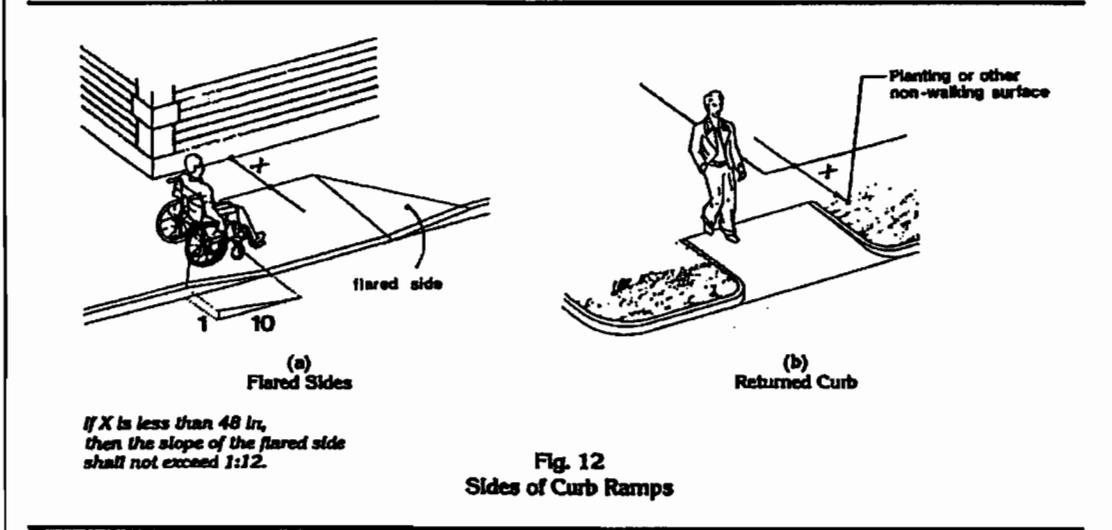
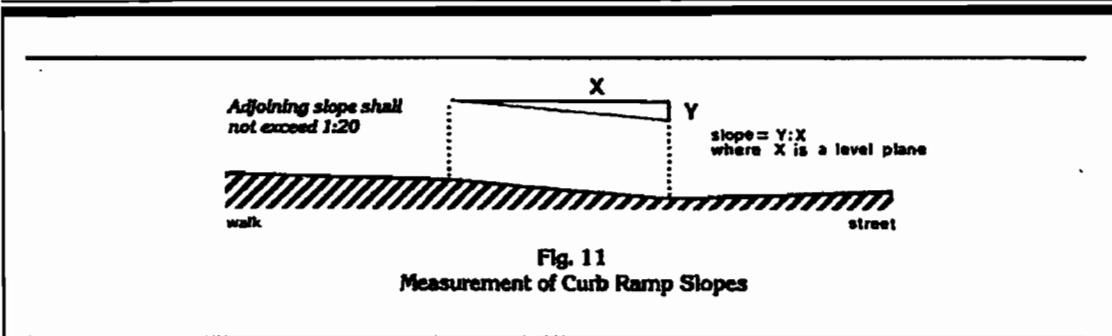


Fig. 10
Access Aisle at Passenger Loading Zones

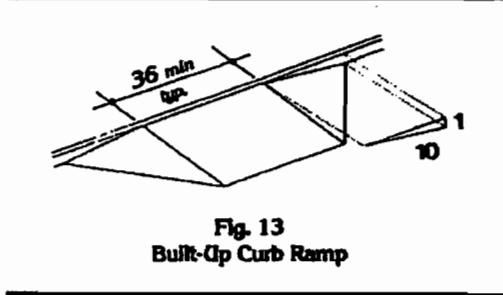


4.7.11 Islands. Any raised islands in crossings shall be cut through level with the street or have curb ramps at both sides and a level area at least 48 in (1220 mm) long between the curb ramps in the part of the island intersected by the crossings (see Fig. 15(a) and (b)).

4.8 Ramps.

4.8.1* General. Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8.

4.8.2* Slope and Rise. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm) (see Fig. 16). Curb ramps and



ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

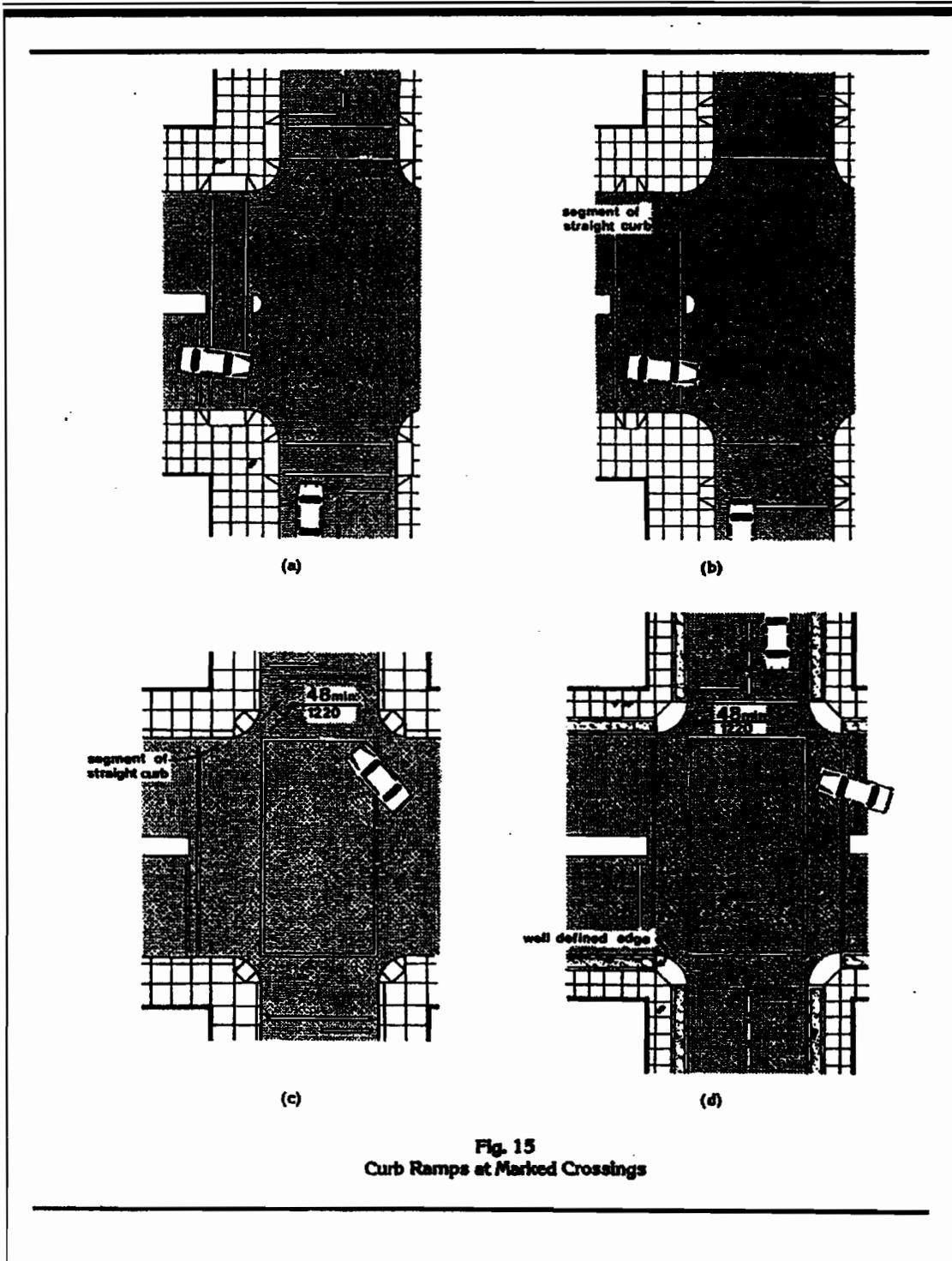


Fig. 15
Curb Ramps at Marked Crossings

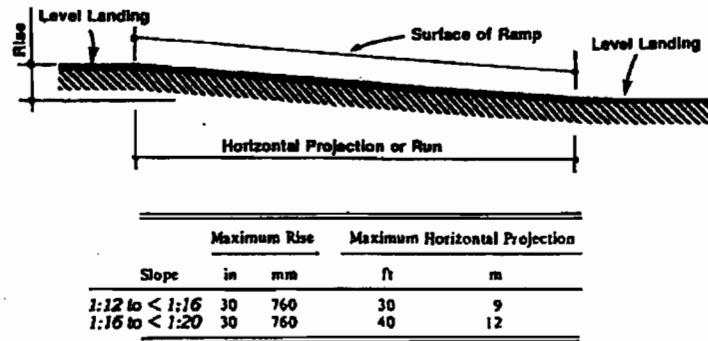


Fig. 16
Components of a Single Ramp Run and Sample Ramp Dimensions

4.8.3 Clear Width. The minimum clear width of a ramp shall be 36 in (915 mm).

4.8.4* Landings. Ramps shall have level landings at bottom and top of each ramp and each ramp run. Landings shall have the following features:

- (1) The landing shall be at least as wide as the ramp run leading to it.
- (2) The landing length shall be a minimum of 60 in (1525 mm) clear.
- (3) If ramps change direction at landings, the minimum landing size shall be 60 in by 60 in (1525 mm by 1525 mm).
- (4) If a doorway is located at a landing, then the area in front of the doorway shall comply with 4.13.6.

4.8.5* Handrails. If a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps or adjacent to seating in assembly areas. Handrails shall comply with 4.26 and shall have the following features:

(1) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or dogleg ramps shall always be continuous.

(2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top and bottom of the ramp segment and shall be parallel with the floor or ground surface (see Fig. 17).

(3) The clear space between the handrail and the wall shall be 1 - 1/2 in (38 mm).

(4) Gripping surfaces shall be continuous.

(5) Top of handrail gripping surfaces shall be mounted between 34 in and 38 in (865 mm and 965 mm) above ramp surfaces.

(6) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post.

(7) Handrails shall not rotate within their fittings.

4.8.6 Cross Slope and Surfaces. The cross slope of ramp surfaces shall be no greater than 1:50. Ramp surfaces shall comply with 4.5.

4.9 Stairs

<p>4.8.7 Edge Protection. Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum of 2 in (50 mm) high (see Fig. 17).</p> <p>4.8.8 Outdoor Conditions. Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.</p> <p>4.9 Stairs.</p> <p>4.9.1* Minimum Number. Stairs required to be accessible by 4.1 shall comply with 4.9.</p> <p>4.9.2 Treads and Risers. On any given flight of stairs, all steps shall have uniform riser heights and uniform tread widths. Stair treads shall be no less than 11 in (280 mm) wide, measured from riser to riser (see Fig. 18(a)). Open risers are not permitted.</p> <p>4.9.3 Nosings. The undersides of nosings shall not be abrupt. The radius of curvature at the leading edge of the tread shall be no greater than 1/2 in (13 mm). Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal. Nosings shall project no more than 1-1/2 in (38 mm) (see Fig. 18).</p> <p>4.9.4 Handrails. Stairways shall have handrails at both sides of all stairs. Handrails shall comply with 4.26 and shall have the following features:</p> <p>(1) Handrails shall be continuous along both sides of stairs. The inside handrail on switchback or dogleg stairs shall always be continuous (see Fig. 19(a) and (b)).</p> <p>(2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top riser and at least 12 in (305 mm) plus the width of one tread beyond the bottom riser. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal (see Fig. 19(c) and (d)). Handrail extensions shall comply with 4.4.</p> <p>(3) The clear space between handrails and wall shall be 1-1/2 in (38 mm).</p>	<p>(4) Gripping surfaces shall be uninterrupted by newel posts, other construction elements, or obstructions.</p> <p>(5) Top of handrail gripping surface shall be mounted between 34 in and 38 in (865 mm and 965 mm) above stair nosings.</p> <p>(6) Ends of handrails shall be either rounded or returned smoothly to floor, wall or post.</p> <p>(7) Handrails shall not rotate within their fittings.</p> <p>4.9.5 Detectable Warnings at Stairs. (Reserved).</p> <p>4.9.6 Outdoor Conditions. Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces.</p> <p>4.10 Elevators.</p> <p>4.10.1 General. Accessible elevators shall be on an accessible route and shall comply with 4.10 and with the ASME A17.1-1990, Safety Code for Elevators and Escalators. Freight elevators shall not be considered as meeting the requirements of this section unless the only elevators provided are used as combination passenger and freight elevators for the public and employees.</p> <p>4.10.2 Automatic Operation. Elevator operation shall be automatic. Each car shall be equipped with a self-leveling feature that will automatically bring the car to floor landings within a tolerance of 1/2 in (13 mm) under rated loading to zero loading conditions. This self-leveling feature shall be automatic and independent of the operating device and shall correct the overtravel or undertravel.</p> <p>4.10.3 Hall Call Buttons. Call buttons in elevator lobbies and halls shall be centered at 42 in (1065 mm) above the floor. Such call buttons shall have visual signals to indicate when each call is registered and when each call is answered. Call buttons shall be a minimum of 3/4 in (19 mm) in the smallest dimension. The button designating the up direction shall be on top. (See Fig. 20.) Buttons shall be raised or flush. Objects mounted beneath hall call buttons shall not project into the elevator lobby more than 4 in (100 mm).</p>
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