Introducing the 2010 ADA Standards for Accessible Design
February 29, 2012

Co-sponsors
Maine Accessibility Coordinator Office
Maine Fire Marshal’s Office
Maine Human Rights Commission
AIA Maine
Alpha One
New England ADA Center

Welcome
State of Maine Fire Marshal’s Office

Administrative staff
State Fire Marshal: Joseph Thomas
Assistant State Fire Marshal: Richard McCarthy

Plan Examiners
Sprinkler Industry: Eric Ellis
NFPA review: Ronald Peaslee
NFPA review: James Graves
Main Line: 207-626-3870
Fax: 207-287-6251

NFPA Review
We review under the 2009 NFPA 101 Life Safety Code
55 NFPA adopted fire codes.
We review for Federal ADA.
We do not review for the building code.

Hyperlinks
Title 25, §2448: Construction permit; when required
http://www.janus.state.me.us/legis/statutes/25/title25sec2396.html
Title 5, §4594-F: Standards for facilities constructed or altered between January 1, 1996 and March 15, 2012
NFPA Online Access

- NFPA :: Codes & Standards :: Code development process :: Online access

Building Code

- Bureau of Building Codes & Standards

ADA / Barrier Free required Review

- Title 5, §4594-F: Standards for facilities constructed or altered between January 1, 1996 and March 15, 2012

Local CEO

- No enforcement or review of ADA.
  - No enforcement of state codes unless authorized by municipal employer.

SFMO

Review for Federal ADA no enforcement.
(Maine Human Rights)

- Review & enforcement of state fire codes.

- 55 adopted NFPA codes.

- We do not review for the building code.
Alpha One
Independent Living Center since 1978

Information & Referral
Peer Counseling
Skills training
Advocacy

Jill S. Johannning, AIA
South Portland  Bangor  Presque Isle

AccessDesignME.org

Programs

Accessibility
- Access Design
- Maine affiliate for NE ADA Technical Assistance
- Cert Aging in Place (CAPS)
- Home Retro
- Critical Access

Financing
- iPower (Maine’s adaptive loan fund)
- Personal Finance Skills Training
- Title 7 part b

Independent Living Services
- AgriAbility
- Hear in Maine
- Sign Net

People with Disabilities
People with disabilities constitute one of the nation’s largest minority groups

Is the one minority group where a friend, family member or yourself could become a member of at any time…

AccessDesignME.org

BAD DESIGN DISABLES…

GOOD DESIGN ENABLES

AccessDesignME.org
...BENEFITS ALL OF US

Resources:
Access Design
207-767-2189 v/tty
AccessDesignME.org

US Department of Justice
www.ada.gov
800-514-0301 voice
800-514-0383 tty

Access Board
www.access-board.gov/ada/

Kathy Gips, kgips@newenglandada.org
New England ADA Center

2010 ADA Standards for Accessible Design
www.ada.gov

Must be used starting March 15, 2012

Choice of Standards
Until March 15, 2012

2010 Standards  1991 Standards
New Format

• New figures
• All dimensions in text (not just figures)
• Advisory notes follow requirements

Structure of the ADA

Title I Employment
Title II State and Local Governments
Title III Private Entities (Places of Public Accommodation and Commercial Facilities)
Title IV Telecommunications Relay Service (TRS)
Title V Miscellaneous

Title II Facilities (state and local govt) Trigger

When physical construction or alteration commences (starting March 15, 2012)

Title III Facilities (private sector) Trigger

Where permits required to be certified complete:
  Date last application for permit or extension certified complete by state/county/local government
Where government does not certify permit applications:
  Date last application for permit or extension received by state/county/local government
If no permit required:
  Start of physical construction or alterations

2010 Standards

Contents

1 Introduction .................................................. 1
2 2010 Standards for State and Local Government Facilities: Title II ............ 3
3 2010 Standards for Public Accommodations and Commercial Facilities: Title III ...... 15
4 2010 Standards for Titles II and III Facilities: 2004 ADAAG ......................... 31
In the Title II Regulations Section
Includes scoping and some technical requirements for:
1. Sleeping rooms at social service establishments
2. Housing at places of education
3. Assembly areas
4. Medical care facilities bedrooms
5. Facilities with residential dwelling units for sale to individual owners
6. Detention and correctional facilities

In the Title III Regulations Section
Includes scoping and some technical requirements for:
1. Sleeping rooms at social service establishments
2. Housing at places of education
3. Assembly areas
4. Medical care facilities bedrooms
5. Places of lodging

Title II and Title III
In the Regulations Section
• New construction including the exception for structural impracticability
• Alterations
• Path of travel (20% formula)
• Historic properties
• Compliance dates (when must use 2010 Standards)

Chapter 4 - Page 33

Chapter 6: Plumbing Elements And Facilities
Chapter 7: Communication Elements And Features
Chapter 8: Special Rooms, Spaces and Elements
Chapter 9: Built-In Elements
Chapter 10: Recreation Facilities
CHAPTER 1

• Dimensions – range instead of absolute dimension where possible
• Construction and manufacturing tolerances
• Scoping percentages/ratios (round up)
• Referenced standards
• Definitions

Ranges instead of absolute dimensions

104.1

16-18

Water closet centerline (16-18”)

Ranges instead of absolute dimensions

Width of ambulatory accessible stall (35”- 37”)

Many dimensions are still absolute

Construction and Manufacturing Tolerances Recognized

Calculation of Percentages - 104.2

Number of elements
If calculation results in a percentage:
Use next greater whole number.

Size or dimension of an element
If calculation results in a percentage:
Rounding down for values less than one half is permitted.

Other Standards - 105

• Egress, areas of refuge (IBC 2000 or 2003)
• Alarms (NFPA 72 1999, 2002)
• Powered doors (ANSI/BHMA A156.10 & A156.19)
• Elevators and lifts (ASME A17.1 & A18.1)
• Play surfacing & equipment (ASTM standards)
Definitions - 106.5

- Alteration
- Common Use
- Employee Work Area
- Public Use
- Technically Infeasible

Question

- A newly constructed restaurant has 47 seats.
- Under the ADA Standards 5% of seats need to be accessible.
- How many seats need to be accessible?

Question

- You’re working with the playground committee of your municipality.
- You’re looking in the ADA Standards for surface requirements under the play components.
- You can’t find it.
- Where should you be looking?

CHAPTER 2
Scoping

- New Construction
- Exceptions
- Additions and Alterations

New Construction - 201

All areas must comply except:

- Exempted structures/ spaces
- Work areas
- Partially scoped spaces

Exceptions - 203

- construction sites
- raised areas (security, life/fire safety)
- spaces accessed by ladders, catwalks, crawl spaces, narrow passageways
- machinery spaces
Exceptions

• Single occupant structures accessed only by below-grade passageways or elevated above standard curb height

Example: Tool booths

Exceptions

Recreation Facilities

• raised structures used solely for refereeing, judging, or scoring a sport
• raised boxing/wrestling rings
• water slides and raised diving boards/platforms
• animal containment areas not open to the public

Exceptions

Work areas

• under 300 s.f. that are
• elevated at least 7” as an essential functional condition of the space

(but not raised courtroom stations)

Exceptions

Work Areas 203.9

Areas used only by employees and used only for work

Minimum access requirements:

• Approach, Entry, & Exit
• Circulation paths in areas ≥ 1000 sq ft
• Means of egress
• Visual alarm connection

New Construction

Example: Medical Care Suite

Work Areas 203.9

Access for approach, entry, & exit

• Door maneuvering clearance outside work area
• Compliant door (clear width, hardware, etc.)
• Clear floor space 30 in. min by 48 in. min inside

Mechanical (exempt)

Clustered toilet rooms (partial scoping – 50%)

Work areas (partial access) – e.g., reception area, nurses station

Work Area
Work Areas 203.9

- You’re reviewing plans for a new medical center in Millinocket.
- There will be two laboratory rooms.
- Each lab room has a sink for the staff to wash their hands.
- Do the sinks need to be accessible? (comply with Section 606 Lavatories and Sinks?)

Common Use Employee Areas

- The new medical center will have a breakroom for the staff.
- The breakroom has a refrigerator, sink and microwave.
- Does the sink need to be accessible? (comply with Section 606 Lavatories and Sinks)

Accessible circulation paths

Exceptions:
- areas < 1000 sq. ft.
- paths = integral part of equipment
- exterior areas fully exposed to weather

Alterations 202.3

- When elements or spaces are altered, the altered element or space shall comply.

When compliance is technically infeasible, the alteration shall comply to the maximum extent feasible.

Technically Infeasible

...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 requirement.
### Alterations

- Alterations are planned for first floor rest rooms in a public library that was built in 1896.
- The rest rooms are tucked underneath the grand staircase.
- No space is available to enlarge the rest rooms.
- Does “technical infeasibility” apply?

### Alterations – Path of Travel

#### 202.4

If alterations are to a primary function area:
The path of travel to the altered area, the rest rooms, telephones, and drinking fountains serving the altered area must be made accessible, unless such alterations are disproportionate to the overall alterations in terms of cost and scope.

### Alterations – 20% Rule

#### 202.4

**Title II and III Regs section (p.8 & p.23)**

Alterations to provide an accessible path of travel (plus rest rooms, etc) to the altered area will be deemed “disproportionate” when the cost exceeds 20% of the cost of the alteration to the primary function area.

[Look at regs after scenario next slide for this and def of primary function area]

### Series of Small Alterations

**In Title II and III Regs sections p. 9 and p. 24**

Consider alterations within a 3 year period to calculate path of travel and disproportionality

### Alterations – 20% Rule

1. $30,000 alterations are planned for the Maps room on the second floor of the library.
2. There is an accessible entrance to the building and an elevator to all three floors.
3. The men’s and women’s rest rooms that serve the Maps room are not accessible.
4. Altering one restroom to be accessible would cost $9,000
5. Is that disproportionate?

### Alterations – 20% Rule

1. One year later a $20,000 alteration is planned for the employee offices on the second floor.
2. The men’s and women’s rest rooms that serve the Maps room also serve the employee offices.
3. Does the library have an obligation to make the restrooms accessible or is the cost still disproportionate?
Additions – 202.3
1. Each addition shall comply with the requirements for new construction.
2. Each addition that affects or could affect the usability of or access to an area containing a primary function shall comply with 202.4.

1. A restaurant in Lewiston is planning a $50,000 addition: a function room and pool room.
2. The addition will have one accessible egress.
3. No entrances or restrooms are planned for the addition (will use existing entrance, etc.)
4. The existing building has two entrances. Neither are accessible. The restrooms are not accessible.
5. Under this scenario is the owner required to make an entrance accessible? What about the restrooms?

Exceptions
Are any of these structures fully exempt?

- life guard stand
- scenic overlook
- fire tower
- toll booths

Exceptions
Exempt: areas raised for security, life/fire safety

- life guard stand
- scenic overlook
- fire tower
- toll booths

Exceptions
Not exempt: most public structures

- life guard stand
- scenic overlook
- fire tower
- toll booths

Exceptions
Not exempt: toll booths at/below curb height
Exempt: toll booths and other single occupant structures elevated above curb height or accessed by passageways below grade
CHAPTER 3

Building Blocks:
- Floor/ Ground Surfaces
- Changes in Level
- Turning Space
- Clear Floor Space
- Knee & Toe Clearance
- Protruding Objects
- Reach Ranges and Operable Parts

Level Areas and Cross Slopes

1991
1:50 maximum

2010
1:48 maximum

Turning Space

Permitted overlap clarified
(objects with required knee/ toe clearance)

Turning Space

Overlap limited to 1 arm of T-shaped space
(2 arms unobstructed for approach, backing up)

Knee/Toe Clearances

Apply to all elements that need knee and toe clearance:
Sinks, Lavatories, Tables, Work Surfaces

Depth: 17” – 25”

Knee/Toe Clearances

Knee Clearance
Height: 27” min.
Depth: 8” min.
Knee/Toe Clearances

Beyond 8” depth clearance can reduce to 9” min. at 11” depth (6:1 slope)

Reach Ranges

Side reach range reduced:
15” min
48” max

Questions

You get a phone call from a contractor who says the platform at the top of his ramp is not exactly level. He wants to know if this is okay? Why or why not?

Questions

A college building that was constructed in 1994 has all the light switches at 53” aff.
The facility manager calls you wondering if all the switches need to be lowered to 48”.
Any idea?
CHAPTER 4

Accessible Routes:
- walking surfaces
- doors and gates
- ramps and curb ramps
- elevators
- platform lifts

Accessible Routes
At least one accessible route to building entrances from:
- Streets and sidewalks
- Transportation stops
- Parking
- Passenger loading zones (where provided)

Accessible Route
Route to entrances to coincide with general circulation routes to maximum extent feasible

Accessible Routes
Clarifications
- if circulation path interior, AR must be interior
- AR not req’d if no pedestrian route provided
- AR not req’d to mezzanines in buildings without elevators

Exceptions 206.2.3
Accessible route between floors
AKA Elevator Exception
Private sector facilities only:
less than 3 stories OR less than 3,000 sf/ flr)

Exceptions (206.2.3)
The accessible route/elevator exception does not apply to:
- Shopping centers/malls
- Professional offices of health care providers
- Terminal, depots, or stations used for public transportation
- State and local government facilities
Exceptions 206.2.3
New accessible route/elevator exception for public buildings (state and local government):
2 stories AND
1 story has: no public space AND max. occupancy of 5
- e.g. train dispatch
- or boat traffic towers

Exceptions - 206.2.3
Additional accessible route/elevator exceptions:
- detention and correctional facilities
- residential facilities
- transient lodging (certain (multi-story units)
- air traffic control tower cab
- qualified historic facilities

Press Boxes - 206.2.7
New exception:
- 500 sq ft or less (aggregate) and
- on bleachers entered on 1 level or
- elevated 12’ or more (free standing)

Accessible Means of Egress
- Reference to the International Building Code (IBC)
- Standby power for platform lifts on egress routes - 207.2

Entrances - 206.4.1
Scoping:
At least 60% of public entrances accessible
Also:
- direct access from parking structures
- direct access from tunnels or elevated walkways
- different fixed routes in transit facilities
- entrances to different tenant spaces
- restricted or secured entrances (at least 1)

Clear Width (32” min.)
Limited projections into door clear width
Hardware height: 34” – 48”
No projections below 34” AFF
Maneuvering Clearances

Minimum space for positioning/maneuvering at doors

Forward Approach

48” min. 60” min.

12” min.* 18” min.

* If door has closer and latch (otherwise 0”)

Maneuvering Clearances

Door recess greater than 8” deep: maneuvering clearance for forward approach

Recess: 8” max.  Recess: greater than 8”

Vision Lights

If provided, vision lights: 43” max. AFF (not required if bottom edge is above 66”)

Exterior Doors

Automation recommended (not required)
**Controls**

Wheelchair space at controls must be outside the door swing

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**Handrails**

Handrails must comply where provided along walkways

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**Handrails**

Ramps, stairs, and walkways
- knuckle clearance: 1 ¾” min. (not absolute)
- diameter: 1 ¼” – 2” (instead of 1 ½” max.)
- applies to outer diameter (clarification)
- circular & noncircular cross sections

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**Handrail Gripping Surface**

- Continuous gripping surface
- No obstructions on top or sides
- Obstructions limited along bottom to 20%
- 1.5” min at bottom

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**Detectable Warnings**

Curb ramps
- On sites – not required
- Rulemaking on public rights-of-way in process

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**Elevators**

- Standard Elevators
- Destination-Oriented Elevators
- Existing Elevators (alterations)
- Limited Use/ Limited Application Elevators (LULAs)
- Private Residence Elevators
Limited Use/ Limited Application (LULA)
Allowed:
• Where standard elevator not required
• Alternative to platform lifts
• Compliance with ASME A17.1

Questions
The public high school is building a new stadium which will have a 480 sq feet press box. The box will be entered from the top of the bleachers. Is an accessible route (elevator) required?

Questions
A new restaurant will have three public entrances. One from the sidewalk, one from the parking lot and one from the outdoor deck. How many need to be accessible?

The town senior center decides to install handrails on the corridors.
The director’s brother-in-law has offered to install them.
He’s planning to use this handrail which is 6 inches high.
Does it comply with the ADA?

CHAPTER 5
General Site & Building Elements
• Parking
• Passenger Loading Zones
• Stairways
• Handrails

Parking
Clarifications
• Scoping calculated lot-by-lot
• Exempt: parking for buses, trucks, delivery and law enforcement vehicles, impound
Parking
- Marking of access aisles required
- Sign height specified (60" min.)

Parking
Van Spaces: 1 of 6 accessible spaces (instead of 1:8)

Additional 3’ width can be added to aisle or space

Passenger Loading Zones
At least 1 for every 100 linear ft. of loading zone space provided

Passenger Loading Zones
- Aisles - same level as pull-up space
- Aisles to be marked
- No level changes in space or aisle

Stairways
Covered: all stairs that are part of means of egress (exceptions for altered and assembly stairs)
- Removed: level 12” h-rail extension at bottom
- Riser height (4”-7”)
CHAPTER 6
Plumbing Elements & Facilities
• Drinking Fountains
• Toilet & Bathing Rooms
• Water Closets, Toilet Compartments, Urinals
• Lavatories & Sinks
• Bathtubs & Shower Compartments
• Washing Machines & Clothes Dryers
• Saunas & Steam Rooms

Clustered Toilet Rooms - 213.2
50% scoping for single user toilet rooms clustered at one location that serve same users

What’s a Cluster?
From the advisory note:
...a group of toilet rooms proximate to one another. Generally, toilet rooms in a cluster are within sight of, or adjacent to, one another.

Water Closet Clearance
Lavatory overlap no longer permitted

Water Closets
Original ADAAG (fig. 28) permitted overlap

Toilet Rooms
• Range for toilet centerline
• Lavatory cannot overlap toilet clearance (except in dwelling units)
Toilet Rooms
Allows space for side transfers

Toilet Rooms
Doors can swing into fixture clearances if clear floor space (30" x 48" min.) provided outside swing

Turning Space
60" Diameter circle or “T” turn (elements with knee/toe clearance can overlap)

Turning Space
T-Turn: overlap limited to one segment

TP Dispenser
Dispenser location

TP Dispenser
Grab bar height (33"-36") and clearances further limit location of non-recessed dispensers

1991 - 5’-0” x 8’-6”
42.50 square feet

2010 - 7’-0” x 6’-6”
45.50 square feet
Water Closets
What's wrong with this toilet room?

Water Closets
What's wrong with this design?

Water Closets
What's wrong with this design?

Children’s Toilets
Alternate specifications permitted for toilets designed for children 12 & younger

Children’s Toilets
Advisory information provides guidance according to age group

<table>
<thead>
<tr>
<th></th>
<th>Ages 3 &amp; 4</th>
<th>Ages 5 - 8</th>
<th>Ages 9 - 12</th>
</tr>
</thead>
<tbody>
<tr>
<td>WC Centerline</td>
<td>12”</td>
<td>12” – 15”</td>
<td>15” – 18”</td>
</tr>
<tr>
<td>Seat Height</td>
<td>11” – 12”</td>
<td>12” – 15”</td>
<td>15” – 17”</td>
</tr>
<tr>
<td>Grab Bar Height</td>
<td>18” – 20”</td>
<td>20” – 25”</td>
<td>25” – 27”</td>
</tr>
<tr>
<td>Dispenser Height</td>
<td>14”</td>
<td>14” – 17”</td>
<td>17” – 19”</td>
</tr>
</tbody>
</table>

Ambulatory Stall
Where 6 or more fixtures are provided:

- parallel grab bars
- width: 35” – 37”
- depth: 60” min.
- door: out-swinging, self-closing
CHAPTER 7
Communication Elements & Features
• Fire Alarm Systems
• Signs
• Telephones
• Detectable Warnings
• Assistive Listening Systems
• ATMs & Fare Machines
• Two-Way Communication Systems

Fire Alarms
NFPA 72
(1999 or 2002)
ADA Standards require 110 dB max.

Signs
Permanent rooms & spaces, exit doors
Tactile and visual

 Signs
• Directional or informational signs
  Visual only
  • Temporary signs, building menus, directories, company names
  Exempt

Tactile Signs
Cane detection of doorways

Signs
Exempt (temporary)
Visual (Informational)
Tactile (Room number)

John Smith
Director
Accounting 123
Assistive Listening Systems 219 & 706

Required where:
• audible communication integral to use of space and
• audio amplification provided
• courtrooms

Not triggered by fixed seating or occupant load

CHAPTER 8
Special Rooms, Spaces & Elements
• Assembly areas
• Dressing, fitting, and locker rooms
• Kitchens and kitchenettes
• Medical care and long-term care
• Transient lodging
• Prison cells
• Courtrooms
• Dwelling units
• Transportation facilities
• Storage

Assembly Areas
Wheelchair Spaces
reduced scoping for assembly areas with over 500 seats:
• 501 – 5,000 seats: 1 for 150 seats (instead of 1%)
• > 5,000: 0.5% scoping

Assembly Areas
• Dispersion (horizontal and vertical)
• Integration
• Sight lines (standing spectators)
• Box seating
• Companion seats
• Aisle seats

Wheelchair Spaces
Lines of Sight
Seated Spectators
– Over heads
– Between heads
Standing Spectators
– Over
– heads
– Between heads

Transient vs. Residential
Transient Lodging: primarily short-term in nature/ not used as a residence.

Residential: Intended to be used as a residence, primarily long-term in nature. Does not apply to the dwelling units in most privately owned apartment buildings, condos, etc.
Residential – 233 & 809
New section
• 5% wheelchair accessible
• 2% communication access features
• Recognize coverage by HUD 504 regulations

Does not apply to the dwelling units in most privately owned apartment buildings, condos, etc.

Transient Lodging
• If ≤ 50 guest rooms (subject to the same permit application on common site) scoping based on aggregate of guest rooms

Detention/Correction Facilities 232 and 807 and Title II and III Regs
• 3% cells accessible
• At least 1 in each classification level
• Alterations
  - Substitute cells

• Special holding cells: 1 of each type

Courtrooms
• jury boxes
• witness stands
• judges’ benches
• clerk stations
• spectator areas
• assistive listening systems

CHAPTER 9
Built-In Elements
• Dining & Work Surfaces
• Benches
• Check-Out Aisles
• Service Counters

Service Counters
• Accessible part same depth
• Parallel or forward approach
• 36” high max
Service Counters

36" max

Dining and Work Surface (902)

34" max

forward approach required

Benches

Back support or against wall

2 max

18 min

CHAPTER 10
Recreation Facilities:
• amusement rides
• recreational boating facilities
• exercise machines
• fishing piers and platforms
• golf facilities
• miniature golf facilities
• play areas
• swimming pools, wading pools, and spas

Amusement rides

One of the following per ride:
• Wheelchair space
• Ride seat designed for transfer
• Transfer device

Exceptions
Recreational Boating Facilities

- Gangway connecting floating facilities
  - 1:12 maximum slope
  - OR gangway 80 ft min
  - Less than 25 boat slips
  - 1:12 maximum slope
  - OR gangway 30 ft min.

Sports Facilities

- Area of sport activity defined as:
  - “That portion of a room or space where the play or practice of sport occurs”
- Accessible route to each “area of sport activity”
- Exempt from firm, stable, and slip-resistant surface provision (302.1 EX2)

Exercise Equipment and Machines

Fishing piers and platforms

- Accessible routes serving floating piers/platforms

Golf courses

- In lieu of a compliant accessible route
- Golf car passage – “Continuous passage on which a motorized golf car can operate”
Miniature Golf

Play Areas

Ground level play components

Approached and exited at ground level

Elevated play components

• Transfer system or Ramp

Surfaces in the Use Zone

If located within the use zone, the accessible ground surfaces must be impact attenuating (ASTM 1292-99)

Swimming pools

< 300 linear ft
• Lift or sloped entry

300 or more linear ft
• Lift or sloped entry and
• Transfer wall/system, stairs, lift, or sloped entry (must be different)
Sloped Entry

- Extend to 24” – 30” below water level
- 1:12 maximum slope
- Handrails – 33” – 38” max clear width

Lifts

- Locate where water does not exceed 48”
- Footrests required (that move with seat)
- Unassisted operation

Swimming pools

- Transfer Wall
- Pool Stairs

What about all the buildings and elements built before March 15, 2012?

Do we need to lower all the light switches from 54” to 48”??

And the swimming pools??

Safe Harbor

Facilities built before 3/15/2012 that are in compliance with the 1991 Standards do not need to retrofit to 2010

Example:
School built in 1994 has the 1991 single user toilet room design - does not need to retrofit

EXCEPT............ RECREATION FACILITIES

Recreation Requirements

For facilities built before 3/15/2012

Title II (state and local governments)
Program when viewed in its entirety must be accessible

Title III (private public accommodations)
Remove barriers when “readily achievable” e.g. easily accomplishable and able to be carried out without much difficulty or expense
Quizzes