

The Current Most Common Construction Errors under The ADA Standards

Ref.	Freq.	Ref.	Common Error
1	1.9	303(A)(1)&(2)	Misunderstanding ADA liabilities of contractors ("...failure to design, construct, alter, ... or maintain...")
2	1.7	3.2	Access features designed at maximums or minimums without thought for dimensional tolerances
3	2.7	4.01.2(1)&(2)	Inaccessible walks between buildings on one site
4	2.4	4.01.2(7)+++	Compliant signage not provided at all locations required by the ADA
5	2.6	4.01.3(10)	Improper mix of standard height and low ("accessible") drinking fountains
6	2.2	4.01.3(13)	Controls and operating mechanisms such as thermostats mounted outside reach ranges specified
7	3.0	4.01.3(7)/4.03.9	Round door knobs on employee-only doors
8	2.3	4.01.3(8)(d)	No directional signs to accessible entrances from inaccessible entrances
9	2.4	4.01.6(2)	Alterations to primary function areas without work on a path of travel serving the altered area
10	2.4	4.02.5/4.02.6	Toilet room/stall coat hooks and other accessories mounted outside reach ranges
11	3.3	4.03.11.3	Exit stairs serving areas of refuge with less than 48 inches clear between handrails
12	2.3	4.03.7	Walks or curb ramps with cross slope >2%
13	2.8	4.03.7	Plaza, patio and poolside walks with more than 2% cross slope
14	2.8	4.03.7	Walks with running slopes > 5% not treated as ramps with proper rails, edge protection, etc.
15	2.9	4.03.7/4.03.8	Parking spaces, ramps and curb ramps constructed with irregular surfaces
16	2.9	4.03.8/4.05.2	Walks or curb ramps with vertical joints more than 1/4 inches vertical rise or 1/2" beveled
17	3.4	4.04	Counters & cabinets that protrude into an accessible route or circulation path > 4 inches
18	2.8	4.04.1	Wall-hung protruding object hazards along circulation paths (fire extinguishers, boxes, etc.)
19	3.3	4.04.2	Stairs and escalators with unprotected undersides
20	3.6	4.05.1/4.05.2	Toilet room floors sloped >2% to floor drains
21	2.4	4.06.3	Accessible parking areas not graded to within 2% of level
22	3.0	4.06.3	Accessible parking spaces not striped properly
23	3.0	4.06.3	Built up curb ramp in accessible parking space or access aisle causing slope to exceed 2% in that area
24	3.0	4.06.3/Fig.9	Diagonal accessible parking spaces in one-way lots without access aisles for both passenger and driver
25	3.3	4.06.4	Vertical signs not provided at accessible parking spaces
26	2.0	4.07.2	Curb ramp inset into sidewalk with slope > 1:12 due to failure to consider sidewalk cross slope
27	2.5	4.07.2	Curb ramps with steep running slope >8.33%
28	1.9	4.07.5	Curb ramps with steep flared sides >10%
29	3.3	4.08.4	Ramps with sloped and/or improperly sized landings
30	3.4	4.08.5	No handrails on ramps, or handrails on one side only
31	3.6	4.09.3	Stairs with non-compliant nosing profiles
32	2.4	4.13.10	Improperly adjusted and/or high-speed door closers
33	3.1	4.13.6	Entrance doors without a level approach
34	3.3	4.13.6	Doors with limited maneuvering clearances at partitions, stairs, casework, millwork, etc.
35	3.8	4.13.9	Door hardware mounted too high
36	3.8	4.15.4/4.27.4	Standard-height drinking fountains which require >5# of force to operate
37	2.9	4.16.4/4.17.6	Improper placement of grab bars at toilets
38	3.2	4.16.5	Flush controls mounted to the narrow side of the accessible stall
39	3.6	4.16/Fig.28 & 30	Toilets not centered 18 inches from adjacent wall
40	3.3	4.19.2/Fig. 31	Lavatories mounted with insufficient knee clearances underneath
41	2.8	4.19.4	Unprotected lavatory pipes in toilet rooms
42	2.4	4.20/4.21	Improper tub and/or shower installations
43	2.8	4.22.7/4.23.7	Accessible toilet rooms with inaccessible accessories (dispensers mounted too high, etc.)
44	2.5	4.28	Fire alarm systems without sufficient or proper visual alarm signalling devices
45	3.3	4.30.6	Improper placement of signs
46	3.8	4.31.2 & 3	Telephones mounted at the wrong heights or with sloping areas underneath
47	3.9	4.31.4	Telephone cabinet or shelf units mounted as protruding object hazards
48	2.6	4.31.5	Insufficient telephones with volume controls
49	2.1	7.2	Sales and/or information counters which do not have an accessible section
50	2.4	9.4	Hotel/motel rooms which do not provide 32 inch clear width into & within non-accessible guest rooms

* Key to Frequency Codes above			Evan Terry Associates would like to thank the following contributors:		
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