



Property360, LLC / ADA Consultant.Guru  
Certified Safety Professional (CSP)  
ICC Accessibility Inspector/ Plans Examiner (ADA/ FHA)  
Cindy@ADAConsultant.Guru

## Accessible Transient Lodging

Hotel and motel facilities should not assume the past practice of providing designated accessible (the term "handicapped" should no longer be used) means that they are ADA compliant. In many cases, guest rooms have undergone renovations since the enactment of the Americans with Disabilities Act (ADA). Those renovations may have made elements within the rooms inaccessible. The 2010 requirements for toilet and bathing facilities will make it necessary for the bathrooms to be larger, for example. Since ADA compliance for the built environment is measured in fractions of inches, surveying for accessibility is crucial. Additionally, once a room is designated as "accessible," the actual accessibility of each element may be overlooked.

Hotel facilities should ensure their survey of accessible room elements includes the following:

- An accurate and reliable reservation system to provide persons with disabilities the ability to reserve rooms with accessible amenities;
- A sufficient number of accessible rooms, including rooms with communication features;
- Amenities that are provided in inaccessible guest rooms must also be provided in accessible guest rooms (for example, if vanity countertop space is provided in inaccessible guest room bathrooms, then comparable vanity spaces must be provided in accessible guest rooms);
- Dispersion of accessible rooms among the various classes of sleeping rooms accommodations (Factors to be considered include room size, bed size, cost, view, fixtures such as hot tubs and spas, smoking/nonsmoking, and the number of rooms provided);
- Accessible sleeping rooms with roll-in showers as required by the standards;
- Accessible fire alarm or other emergency warning system for individuals who are deaf or hard of hearing;
- Accessible pathways, approaches to elements and turning space for wheelchairs;
- If carpeting is provided, ensure it is low-pile, tightly woven and securely attached;
- Handles and dispensers that can be operated easily with one hand;
- Tub and shower seats that can be securely attached;
- Accessible dispensers and operating controls within reach ranges;
- Accessible light switches, thermostats, drapery wands and door security hardware; and
- Accessible sinks and toilets with grab bars.

Although not part of the built environment, the presence of accessible telephone or on-line web reservations for sleeping accommodations is a necessary component of compliance for a company providing transient lodging. The following practices for the reservation of accessible rooms must be in place by March 15, 2010:

- Modify their policies, practices, or procedures to ensure that individuals with disabilities can make reservations for accessible guest rooms during the same hours and in the same manner as individuals who do not need accessible rooms;
- Identify and describe accessible features in the hotels and guest rooms offered through its reservations service in enough detail to reasonably permit individuals with disabilities to assess independently whether a given hotel or guest room meets his or her accessibility needs;
- Ensure that accessible guest rooms are held for use by individuals with disabilities until all other guest rooms of that type have been rented and the accessible room requested is the only remaining room of that type;
- Reserve, upon request, accessible guest rooms or specific types of guest rooms and ensure that the guest rooms requested are blocked and removed from all reservations systems; and
- Guarantee that the specific accessible guest room reserved through its reservations service is held for the reserving customer, regardless of whether a specific room is held in response to reservations made by others.



Worried if your transient lodging is fully compliant?

Schedule an ADA Survey and know – get peace of mind.

Toll Free: 855-932-3784

[www.ADAConsultant.Guru](http://www.ADAConsultant.Guru)