

**SECTION 7:**

**Lodging  
Dining  
Assembly**

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**Transient  
Lodging**



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**106.5.71 Transient Lodging**

*"A building or facility containing one or more guest room(s) for sleeping that provides accommodations that are primarily short-term in nature."*

Does not include:

- Residential dwelling units intended to be used as a residence
- Inpatient medical care facilities
- Licensed long-term care or social service facilities
- Detention or correctional facilities
- Private buildings or facilities that contain not more than five rooms for rent or hire and that are actually occupied by the proprietor as their residence

It DOES include **Housing at a Place of Education** (like a dorm).

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## TM 2013-13

TM 2013-13 was issued in 2013 to clarify the meaning of TAS 224.6 Housing at A Place of Education.

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### 224.1 New Construction

In **new construction**, the number of rooms required to be accessible is based upon the total number of guest rooms provided in the facility.

**Total: 172 Rooms**

Floor 2  
27 Rooms

Floors 3-7  
145 rooms  
(29 /floor)

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### 224.2 Rooms with Mobility Features

Guest rooms with mobility features complying with 206.2 shall be provided in accordance with T

224.2 Guest Rooms with Mobility Features	Minimum Number of Required Rooms Without Roll-In Showers	Minimum Number of Required Rooms With Roll-In Showers	Total Number of Required Rooms
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	13
501 to 1000	2 percent of total	1 percent of total	
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	10, plus 1 for 100, or fraction over 100	

Minimum number of rooms without Roll-in Showers

Minimum number of rooms with Roll-in Showers

Minimum number of rooms that must provide mobility features

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### 224.1.1 Alterations

In **alterations**, the minimum required number of accessible guest rooms is based on the total number of guest rooms being altered or added to the facility (until the number of guest rooms in the facility complies with the minimum number required for new construction).

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Renovating 13 rooms after a big bachelor party. (None of the rooms in the entire hotel are accessible.)




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### 224.2 Rooms with Mobility Features

Guest rooms with 13 guest rooms being renovated. Minimum number of rooms without Roll-in Showers complying with 806.2 in Table 224.2.

Table 224.2 Rooms with Mobility Features			
Total Number of Guest Rooms Provided	Minimum Number of Required Rooms without Roll-In Showers	Minimum Number of Required Rooms With Roll-In Showers	Total Number of Required Rooms
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	3	9
201 to 300	7	5	12
301 to 400	8	7	15
401 to 500	9	9	18
501 to 1000	2 percent of total	1 percent of total	3 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	10, plus 1 for each 100, or fraction thereof, over 1000	30, plus 2 for each 100, or fraction thereof, over 1000

13 guest rooms being renovated

Minimum number of rooms without Roll-in Showers

Rooms that have Roll-in Showers

Minimum number of rooms that must provide mobility features

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### 224.1.2 Guest Rm Doors & Doorways

Remember:

Guest rooms that are **not required to provide mobility features** must still provide accessible entrances, doors, and doorways into and within the room. (They must comply with 404.2.3.)

*EXCEPTION: Shower and sauna doors in guest rooms that are not required to provide mobility features*

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### 224.4 Communication Features

In transient lodging facilities, guest rooms with **communication features** complying with 806.3 shall be provided in accordance with Table 224.4.

Total Number of Guest Rooms Provided	Minimum With Communication Features
2 to 25	2
26 to 50	4
51 to 75	5
76 to 100	6
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1000	5 percent of total
1001 and over	50, plus 3 for each 100 over 1000

**Renovated 13 rooms** (pointing to the 2 to 25 row)

**New Const. 172 rooms** (pointing to the 151 to 200 row)

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### 224.4 Communication Features

**At least one** guest room required to provide mobility features shall **also** provide communication features (224.5)

**Not more than 10 percent** of guest rooms required to provide mobility features can be used to satisfy the minimum number of guest rooms required to provide communication features (224.5)

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### 224.5 Dispersion

Guest rooms required to provide mobility features and guest rooms required to provide communication features shall be dispersed among the various classes of guest rooms, and must provide choices of:

- Types of guest rooms
- Number of beds
- Other amenities

...comparable to the choices provided to other guests.

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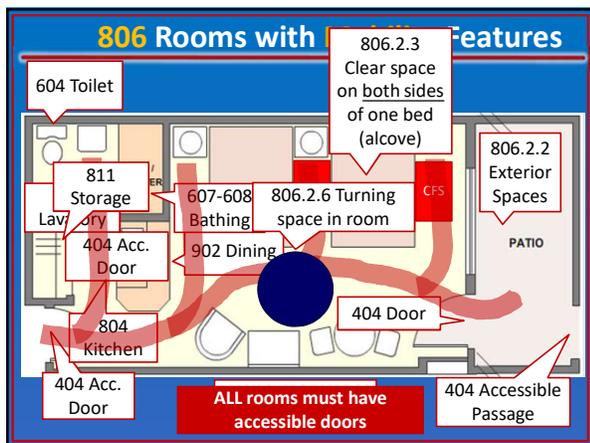
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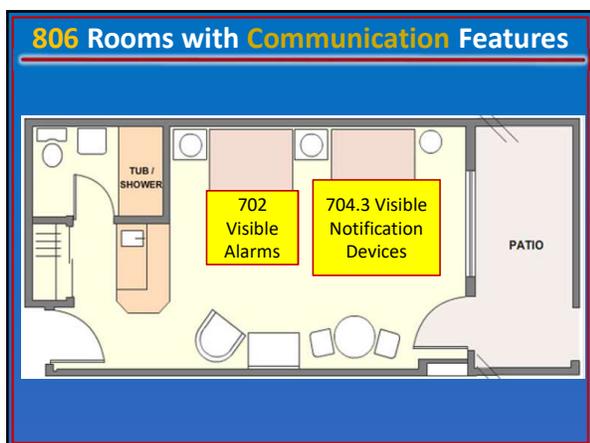
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# Dining & Work Surfaces



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### Common to both Dining & Work surfaces

**Types**  
The requirements of TAS 226 and 902 are applicable to **fixed or built-in** dining or work surfaces (based on TAS 201.1).

**Dispersion**  
Dining and work surfaces must be **dispersed** based on TAS 226.2; therefore, **each type** of dining or work surface must comply with TAS 902.

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### 226.1 Dining Surfaces

Where dining surfaces are provided for the consumption of food or drink, **at least 5%** of the seating and standing spaces at the dining surfaces must comply with 902.



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### 226.1 Dining Surfaces

Dining surfaces include, but are not limited to:

- Tables
- Booths
- Bars
- Drink ledges



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### 226 Dining and Work Surfaces

Where work surfaces are provided for use by other than employees, at least 5% shall comply with 902.



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### 226.1 & Advisory 902.1 Work Surfaces

Examples of work surfaces include, but are not limited to:

- Writing surfaces
- Study carrels
- Other tables or fixtures for personal grooming
- Coupon counters
- Baby changing tables



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### 902.2 and 902.3 Required Clearances

- A clear floor space for a **forward approach** (305)
- **Knee and toe clearance** (306)
- **28" min - 34" max a.f.f.** to tops of dining surfaces and work surfaces



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### 902.1 Exception

Dining surfaces and work surfaces for **children's use** shall be permitted to comply with 902.4.



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A measurement of **18"** per person is used to calculate the number of seating and standing capacity of a dining surface.



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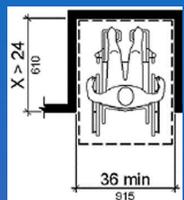
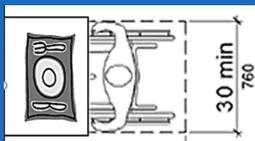
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### TAS 902.2 Clear Floor/Ground Space

Accessible dining surfaces shall be 30" minimum in length based on 305.5 (or 36" minimum if located in an alcove per TAS 305.7.1).



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### Parallel Approach

The length of accessible dining or work surface required for a parallel approach is 48" minimum (like a drink rail).

Where the provided counter surface is less than required, the entire counter surface must be accessible.



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### Dining Surface Exercise



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### 226.1 How Many Seating Spaces & Standing Spaces

**Remember:**  
 Where dining surfaces are provided for the consumption of food or drink, at least **5% of the seating spaces and standing spaces** at each type of dining surface shall comply with 902.




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### How Many Required?



# Required to be Accessible?	
1	Bar
1	Dining Counter
0	Tables
2	Picnic Tables
1	Small Tables
1	Booths

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3

69 TOTAL  
51 FIXED

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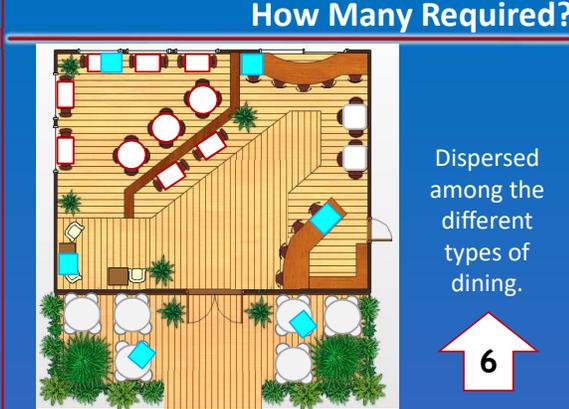
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### How Many Required?



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Dispersed among the different types of dining.

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### Counters and Bars



There is not an option to provide table service in lieu of providing an accessible portion of counter at bars or other counters.

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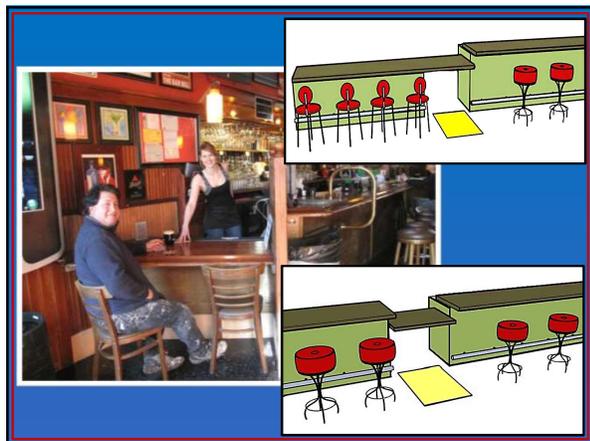
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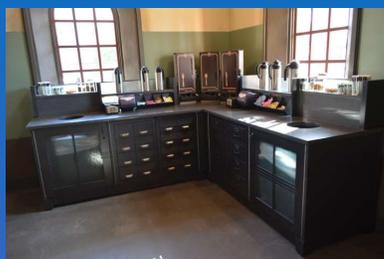
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### 904.5.1 Food Services

Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with 308 (reach ranges).



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**227.2 Check-Out Aisles**

- Where check-out aisles serve different functions, check-out aisles complying with 904.3 shall be provided in accordance with [Table 227.2](#) for each function.
- Where counters are dispersed throughout the building or facility, counters complying with 904.4 also shall be dispersed.

The illustration shows two white, stylized human figures. One figure is standing behind a counter, and the other is standing in front of it. The figure behind the counter is handing a red bag to the figure in front of the counter. The counter is a simple, rectangular table.

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### 904.3 Check-Out Aisles

Check-out aisles must comply with the walking surface requirements of 403.

Walking surface requirements include, but are not limited to:

- Slope (403.3)
- Clear Width (403.5.1)
- Clear Width at Turn (403.5.2)
- Passing Spaces (403.5.3)

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### 904.3.2 Check-Out Counter

The diagram shows a cross-section of a counter with a height of 38 inches maximum and an edge protection of 2 inches maximum. The counter width is labeled as 65 inches.

- Counter surface height shall be 38" max. a.f.f.
- The top of the counter edge protection: shall be 2" max above the top of the counter surface on the aisle side of the check-out counter.

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### 904.3.1 Check Writing Surfaces

Where provided, check writing surfaces shall be 28-34" max a.f.f. (902.3.)

A pull-out shelf is not acceptable.

The check writing surface is required to be **accessible**; not adaptable.



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## Sales and Service Counters



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### 227.3 Sales & Service Counters

- Where provided, **at least one of each type** of sales counter and service counter must comply with 904.4.
- Where counters are dispersed throughout the building or facility, counters complying with 904.4 shall also be **dispersed**.



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### Advisory 227.3 Counters

One continuous counter can be used to provide different services such as order and pick-up...



However... it would **not be acceptable** to provide access only to the part of the counter where orders are taken when orders are picked-up at a different location on the same counter.

***Both the order and pick-up section of the counter must be accessible.***

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### Sales & Service Counters

Using folding or sliding shelves and other means of "equivalent facilitation" are not allowed except through a variance. **Using the end of the counter to hand items around is not allowed.**



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### Advisory 904.2 Approach

If a cash register is **provided** at the sales or service counter, locate the accessible counter close to the cash register so that a person using a wheelchair is **visible** to sales or service personnel and to **minimize the reach** for a person with a disability.



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### 904.4 Service Counter

- Height: 36" high maximum
- Length: Based on approach
  - Forward:** 30" long minimum
  - Parallel:** 36" long minimum

Where the provided counter surface is less than 36" long, the entire counter surface shall be 36" high maximum above the finish floor.

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### 904.4 Sales & Service Counters

The accessible portion of the counter shall extend the **same depth** as the non accessible portion of the counter.



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### 227.4 Food Service Lines

Food service lines are service counters and must comply with 904.5.



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### 227.4 Food Service Lines

Where self-service shelves are provided, at least **50%**, but no fewer than **one of each type** shall comply with 308 (reach ranges).



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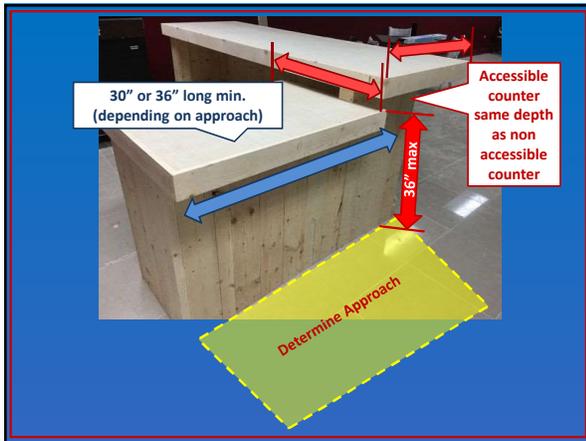
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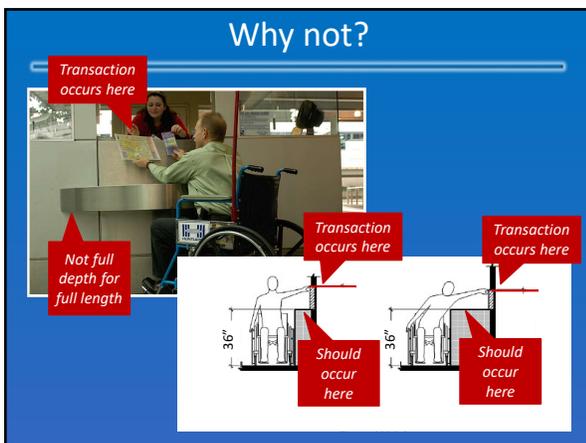
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### Acceptable?



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### Fixed Seating (Benches)



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### TM 2013-11



TM 2013-11 was issued in June 2013 to clarify where accessible benches are required.

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### Excerpt from TM 2013-11:

Compliance with **903** (Benches) is required only when specifically referenced in the 2012 TAS:

- Saunas and Steam Rooms (TAS 612.2)
- Dressing, Fitting, and Locker Rooms (TAS 803.4)
- Holding Cells and Housing Cells (TAS 807.2.2)



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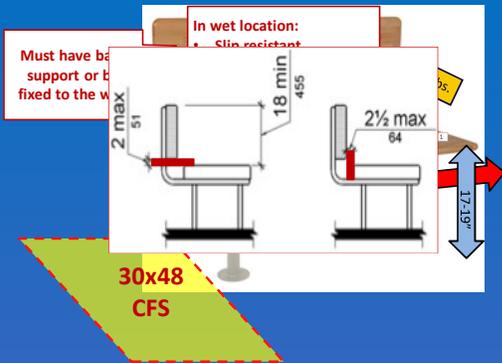
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### 903 Benches



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### Excerpt from TM 2013-11:

Fixed or built-in benches and other types of fixed seating provided in **assembly areas** (as defined by TAS 106.5.10) shall comply with TAS 221 and **802**.



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### 106.5.10 Assembly Area

**Definition:**

A building or facility, or portion thereof, used for the purpose of:

- Entertainment
- Educational or civic gatherings
- Similar purposes



Would you consider a seating area in a school library to be an assembly area?

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### Assembly Area?

**No** – If just used for general seating  
**Yes** – If the fixed seating area is used for educational purposes

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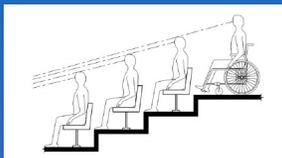
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### 802 Assembly Area

Requirements for fixed seating and benches in Assembly Areas include standards for:

- Wheelchair spaces
- Companion Seats
- Designated Aisle Seats
- Viewing angles
- Line of sight



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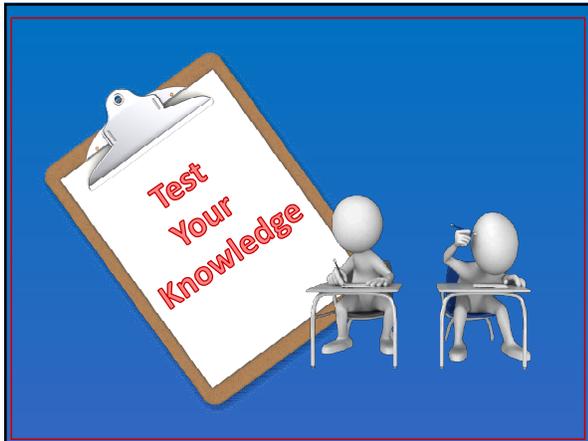
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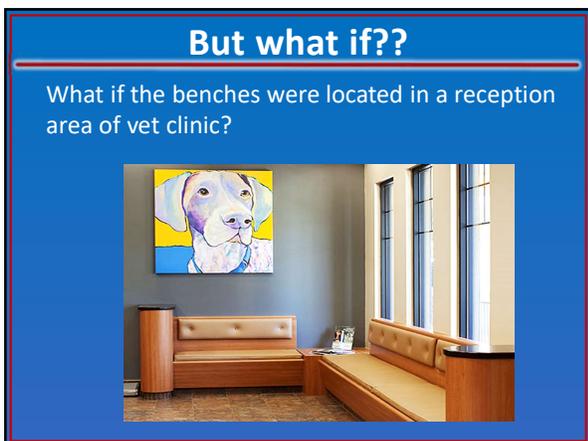
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**And what if...**



**...we were done?**

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**Thank you for attending the  
Texas Accessibility Academy**

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