

HOSPITALITYLAWYER.COM PRESENTS:

THE **HOSPITALITY LAW**
CONFERENCE

FOCUSING ON LEGAL, SAFETY & SECURITY SOLUTIONS

FEBRUARY 10th - 12th, 2014

TOP 10 ADA ISSUES AT HOTELS, RESTAURANTS AND SPAS

MARK TUDOR - OWNER



- 30 years of experience in the construction business, establishing Tudor Construction in 1978.
- a strong construction background allows Mark to make the most economical and feasible solutions for his clients
- completing commercial tenant improvement projects that Mark became interested in disability access
- discovered a passion for the field and is challenged by the endless contradictions and interpretations of the state and federal laws and then how to properly apply those standards to each unique project

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INTRODUCTION



- **Mark Tudor – ADA Compliance Pros**
- **Southern California based consultant**
- **Background**

How Big is the Problem?

- **1000 Cases & Demand letters**
- **Hotels - 24 (2%)**
- **Restaurants - 381 (33%)**

OFF-SITE ACCESSIBILITY

Website Accessibility

- Website content
- World Wide Web Consortium (WCAG)
- Navigating on your website

OFF-SITE ACCESSIBILITY

Reservation System

- Room availability & reservations
- Equal service
- Staff training
- Third party servicer
- Call center and operator training

ON-SITE ACCESSIBILITY

Parking

- Number of accessible spaces
- Sign requirements
- Slopes
- Space & access aisle size
- Marking of access aisles

ON-SITE ACCESSIBILITY

Accessible Exterior Routes

- Where required
- Missing routes
- Walkway slopes
- Changes in floor level
- Ramps & curb ramps

ON-SITE ACCESSIBILITY

Building Entrances

- Required number
- Door landings & maneuvering space
- Door thresholds
- Hardware
- Closing speed & opening pressure

ON-SITE ACCESSIBILITY

Restrooms

- Signs
- Room size
- Fixtures
- Grab bars
- Mirrors & Dispensers

ON-SITE ACCESSIBILITY

Accessible Interior Routes

- Aisle widths
- Corridor widths
- Obstacles & hazards

ON-SITE ACCESSIBILITY

Access Heights

- Counters
- Bars
- Tables

RESTAURANT ACCESSIBILITY

Accessible Seating

- Number, type & dispersion
- Table & bar floor space requirements
- Accessible route

HOTEL ACCESSIBILITY

Accessible Rooms

- Number & availability
- Room features
- Bathroom features

SPA ACCESSIBILITY

Spas

- Treatment rooms
- Sauna & steam rooms
- Locker / dressing rooms
- Pool lifts

Pool Lifts

- Required locations
- Fixed vs. portable
- Common installation problems
- Gripes

What to do now

- Check site & building ADA access
- Provide staff training
- Put together a plan
- Becoming compliant – it can be tricky

 ADA 
Compliance Professionals, Inc
EXPERTS IN STATE AND FEDERAL ACCESSIBILITY ISSUES