EXPRO National Manual for Projects Management

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Universal Accessibility Guidelines

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1.0 PURPOSE

The purpose of this guideline is to provide the requirements and design guidance to the Architectural / Engineering Consultant, A/E and Construction Contractor to ensure universal accessibility to all sites and buildings on all projects. The A/E and Construction Contractor shall vigorously enforce these guidelines and standards from the outset through design reviews, construction, commissioning and hand-over.
This guideline applies to works performed under all Government construction projects executed throughout the Kingdom of Saudi Arabia.

2.0 SCOPE

Accessibility is integrated into the design and construction of projects to promote equal access for all persons, especially those with disabilities or mobility limitations to access sites and buildings. It is important to reference the ICC A117.1 to expand on the types of disabilities and impairments the codes, standards and guidelines seek to cover, where it states,

> *"this standard makes sites, facilities, buildings, and elements accessible and usable by people with such physical disabilities as the inability to walk, difficulty walking, reliance on walking aids, blindness and visual impairment, deafness and hearing impairment, incoordination, reaching and manipulation disabilities, lack of stamina, difficulty interpreting and reacting to sensory information and extremes of physical size. The intent of these sections is to allow a person with a physical disability to independently get to, enter, and use a site, facility, building or element.*

Accessible design responds to the physical conditions presented by site and structure allowing access across sites and through buildings, accommodating all pedestrians practically and universally.

3.0 DEFINITIONS

Definitions	Description
A/E	Architectural / Engineering Consultant
Universal Accessibility/Design	A broad-spectrum of ideas meant to ensure buildings, products and environments are accessible for all people, including young, old, infirmed, and disabled.
Accessibility	The degree to which a product, device, service, or environment is available to a diverse group of people as possible.
UABE	Universal Accessibility Built Environment
ADA	Americans with Disabilities Act
ADAAG	Americans with Disabilities Act Accessibility Guidelines
ANSI	American National Standards Institute
SBC	Saudi Building Code
IBC	International Building Code
ICC	International Code Council
FFE	Fixed Furniture & Equipment

4.0 REFERENCES

The A/E and Construction Contractor shall comply with Saudi Arabian laws, regulations and applicable Codes and Standards. Where there is a conflict between the codes or standards, the more stringent option will be adopted. The A/E and Construction Contractor is also referred to the Saudi Arabian Guidelines for Universal Accessibility, mentioned in paragraph 3. Guidelines below.

4.1 Codes

The following is a list of Codes which apply to this section:

- Saudi Building Code, SBC, 201-Architectural
- International Building Code, IBC

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4.2 Standards

The following is a list of Standards which apply to this section:

- Standards for Accessible Design, ADAAG
- Americans with Disabilities Act, ADA
- Accessible and Useable Buildings and Facilities, ICC/ANSI 117.1
- International Code Council, ICC

4.3 Guidelines

The following are Guidelines which apply to this section:

- Universal Accessibility Built Environment, UABE
  Guidelines for the Kingdom of Saudi Arabia 1431 H-2010 G, by the King Salman Center for Disability Research

5.0 RESPONSIBILITIES

The A/E and Construction Contractor is required to design all projects to meet the accessibility requirements as described in the Codes and Standards mentioned in section 4, References. The A/E and Construction Contractor will review and take the necessary actions on all design reports, plans and specifications throughout the project to ensure that all projects are universally accessible.

6.0 PROCESS

6.1 Universal accessibility in Site and Building

Universal Accessibility is broad and covers both site and building related criteria. To assist the A/E and Construction Contractor, EPM-KEA-TP-000020 - Universal Accessibility Checklist-Template, covers the important aspects of accessible design, be they site or building specific. This checklist is non-exhaustive and does not cover every aspect of accessible design. The A/E and Construction Contractor shall ensure the completeness of the design.

Accessibility design deals with varying scales of design over a project. The design must consider the large-scale of the overall site; its accessibility, circulation routes and pathways to and from the site; to the small-scale of the approach to the building, entry, exit and navigation through the building itself. Thus, allowing pedestrians to comfortably and independently traverse the site to access adjoining plots or access all the sites facilities including buildings, supporting parking lots and site amenities. Careful thought flows from large-scale plans to small-scale details including access and circulation where a rigorous scrutiny of changes in levels, turning spaces, material surfaces, Fixed Furniture & Equipment, FFE, hardware, signage, automation and their specifications is required to create a holistic design to reinforce a dignified, independent and truly universal accessibility for all users.

This guideline and EPM-KEA-TP-000020-Universal Accessibility Checklist have been created to aid and direct the entity and their A/E to fully consider project designs in terms of accessibility. Further to the information within these documents the A/E is referred directly to the ADA, Accessible and Useable Buildings and Facilities, ICC/ANSI 117.1. The Entity and A/E shall maintain close cognizance of these standards in addition to those mentioned in section 4, References above thus developing their projects so that they are fully ADA compliant. Universal Accessibility creates an unobstructed and inclusive development which discriminates no person and thus ADA compliance is of paramount importance and the emphasis must be stressed by the Entity project wide.

6.2 Site

All sites must be designed to be accessible to all pedestrians, including those with disabilities or of limited mobility where all access points, egress routes and facilities can be used safely and with ease. The design must work from a large-scale, site-wide organization, gradually increasing the scale and details of each design element.

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All developments will be respectful of the objectives of universal accessibility and provide the requisite technical design to provide users increased mobility and independence.

Site wide considerations are to include overall access, pathways and routes which respect gradients, width requirements, drainage, vehicle protection and health & safety to the pedestrian. Added to this are the specific requirements to parking areas and its vehicle bays, set down/drop-off areas and the associated access details for level changes, drop-curbs, signage, road markings, wayfinding and tactile warnings.

6.3 Approach & Internal Accessibility

The approach to the building requires consideration of the building function, occupancy and its users to provide free, unimpaired movement to and from the building. This can be considered as a threshold between site and building which must be navigable by pedestrians of varying mobility. Awareness of the site, and adjusting site elevations at the building's edge meeting building levels is critical to providing unimpeded access. Placement of guard rails, information and wayfinding signage assist in guiding users efficiently to the entrance, through the building and to their department on respective floors, whilst maintaining separation of public and private areas.

Internal building accessibility requires a well-developed understanding of the elderly, and the disabled mobility abilities to ensure easy navigation through the structure, fulfilling all requirements for horizontal and vertical movements for all users and satisfying the relevant codes. Upon entering the building, consideration must be given to all users to ensure comfort and safety, external views, light & ventilation is enjoyed by all. Access and operation of furniture and equipment including communications and health & safety systems/devices in all spaces within the building are to comply with the codes, standards and guidelines as stated in section 4, References, References, of this guideline.

Due to the extensive nature of design required to comply with accessibility codes, standards, and guidelines, cross discipline coordination is essential to the success of the project. This coordination involves integration of the mechanical, electrical, plumbing, low current and elevator systems and again are prompted in EPM-KEA-TP-000020 - Universal Accessibility Checklist. These integrations are necessary to complete the design and ensure it is accessible to all. For further detail refer to ADA, Accessible and Useable Buildings and Facilities, ICC/ANSI 117.1.

7.0 CHECKLIST GUIDELINES

EPM-KEA-TP-000020 - Universal Accessibility Checklist has been prepared using the ADA, Accessible and Useable Buildings and Facilities, ICC/ANSI 117.1 as a basis. It has been sectioned into 3 parts, General, Site and Building related subjects and itemizes the salient points to be considered when setting out to apply accessibility strategies and the design itself. The information is not exhaustive and will require site and building specific analysis of the existing features or specific requirements of the occupants, users of the entity themselves.

The checklist also includes the checks and signature sections for the originator, checker and approver. It is also required that the checker be of equal or greater experience that the originator. The tracking of this is required to ensure quality control measures are maintained.

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