



**DEPARTMENT OF PUBLIC WORKS**  
Building Inspection Division

April 16, 2003

**MEMORANDUM**

**Bulletin G-11-03**

**TO:** All Licensed Contractors, Permit Applicants, Architects and Engineers

**FROM:** Thomas H. Goldsbury, P.E.  
Chief, Building Inspection Division

**SUBJECT:** **Accessible Routes to Exits and Entrances for Site Development**

It has been brought to our attention that accessible paths to all required entrances and exits are not being provided during the 10-10 set review process. The Florida Accessibility Code as well as the Federal ADDAG guidelines requires an accessible route to all required exits and entrances to a building. This means that additional sidewalks may be required to be shown during the 10 set review process, and this may effect landscape and drainage patterns, or other site items. Effective May 30, 2003, all 10 set submittals shall label all required entrances and exits on the site development drawings so the accessible route may be verified. If this information is not made available during the 10 set review process and is discovered in the building review it may initiate a need for a revised 10 set plan further delaying your project.

It is very strongly encouraged to address these issues prior to the building plan review. Below are the governing code sections:

§11-4.3.2 Location.

§11-4.3.2(1) At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking, and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.

§11-4.3.2(2) At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.

§11-4.1.3(8) In new construction, at a minimum, the requirements in §11-4.1.3(8)(a) and §11-4.1.3(8)(b) below shall be satisfied independently:

§11-4.1.3(8)(a)

(i) At least 50% of all public entrances (excluding those in §11-4.1.3(8)(b) below) must be accessible. At least one must be a ground floor entrance. Public entrances are any entrances that are not loading or service entrances.



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(ii) Accessible entrances must be provided in a number at least equivalent to the number of exits required by the applicable building/fire codes. (This paragraph does not require an increase in the total number of entrances planned for a facility.)

(iii) An accessible entrance must be provided to each tenancy in a facility (for example, individual stores in a strip shopping center).

One entrance may be considered as meeting more than one of the requirements in §11-4.1.3(8)(a). Where feasible, accessible entrances shall be the entrances used by the majority of people visiting or working in the building.

§11-4.1.3(8)(b)

(i) In addition, if direct access is provided for pedestrians from an enclosed parking garage to the building, at least one direct entrance from the garage to the building must be accessible.

(ii) If access is provided for pedestrians from a pedestrian tunnel or elevated walkway, one entrance to the building from each tunnel or walkway must be accessible.

One entrance may be considered as meeting more than one of the requirements in §11-4.1.3(8)(b).

Because entrances also serve as emergency exits whose proximity to all parts of buildings and facilities is essential, it is preferable that all entrances be accessible.

§11-4.1.3(9) In buildings or facilities, or portions of buildings or facilities, required to be accessible, accessible means of egress shall be provided in the same number as required for exits by local building/life safety regulations. Where a required exit from an occupiable level above or below a level of accessible exit discharge is not accessible, an area of rescue assistance shall be provided on each such level (in a number equal to that of inaccessible required exits). Areas of rescue assistance shall comply with §11-4.3.11. A horizontal exit, meeting the requirements of local building/life safety regulations, shall satisfy the requirement for an area of rescue assistance.

**EXCEPTION:** Areas of rescue assistance are not required in buildings or facilities having a supervised automatic sprinkler system.

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