



APPLICATION FORM DISABILITY AND COMMUNICATION ACCESS BOARD

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INTERPRETIVE OPINION

Pursuant to §103-50, Hawaii Revised Statutes (HRS), all public buildings, facilities, and sites constructed by, or on behalf of the State or any county, shall conform to the Americans with Disabilities Act Accessibility Guidelines (2004 ADAAG) and amendments. In accordance to HRS §103-50 and Chapter 11-216, Hawaii Administrative Rules, the Disability and Communication Access Board (DCAB) has authority to review and decide upon site specific alternate designs requests, per the public hearing process, for HRS §103-50 projects.

Docket: SSAD 2015-01: An alternate accessible parking stall design is proposed due to the existing site conditions and exterior site constraints to connect this new Cottage C building to the other accessible buildings and elements on the Lyon Arboretum site. The proposed van accessible parking stall shall be in compliance with ADAAG 502. Vehicular access is necessary to connect this new building to the other accessible buildings and elements on the site.

Summary: The existing Manoa Road is approximately 11 feet wide and the running slope is steeper than 1:12. An extensive ramp system would need to be provided, however grading for such a ramp would severely impact the site. Some of the existing endangered plant species would need to be removed resulting in possible loss of the species. Given the steepness of the terrain, if a ramp were provided, it would be structurally impracticable to provide a ramp that is fully compliant with the guidelines. Due to the extreme wet environment, 140-160 inches of rain per year, exterior ramps get very slippery over a short period of time and an extensive ramp system would be very dangerous and a safety concern for all users. In addition, a new bioswale has been constructed next to Manoa Road to alleviate stormwater runoff. Due to these various reasons, the site cannot be regarded, widened or repaved to meet ADAAG 206.2.2.

ADAAG section 103 states: *“Nothing in these requirements prevents the use of designs, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility and usability.”*

Ruling: For Lyon Arboretum Cottage C Replacement, DCAB Project #2011-464

ADAAG Section 206.2.2

The site specific alternate design of an accessible van stall in lieu of a pedestrian route will be allowed, conditioned upon the design complying with all ADAAG requirements for a van accessible parking stall and connection to an accessible route and compliance with all City and County of Honolulu design codes.

[Rul: 01/21/16] (Auth and Imp: HRS §103-50)

If you have any questions or comments regarding this ruling, please call us at 586-8121.
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