



DISABILITY AND COMMUNICATION ACCESS BOARD

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INTERPRETIVE OPINION

Pursuant to §103-50, Hawaii Revised Statutes (HRS), all buildings, facilities and sites constructed by, or on behalf of the State or any county, shall conform to the 2004 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 has authority to issue interpretive opinions to HRS §103-50 design standards.

Docket: DCAB 2016-02 Are shut-off or control valves, such as those on gas lines and plumbing fixtures, required to be accessible and comply with ADAAG 205.1 and 309?

Summary: When the U.S. Access Board issued their proposed accessibility guidelines for emergency transportable housing, the Board proposed an exception that states: “*water shut-off valves shall not be required to comply with 309 where a single shut-off valve complying with 309.2 and 309.3 is provided for the entire unit.*” This statement appeared to imply that other than in emergency transportable housing, all water shut-off valves are required to be accessible.

The Access Board has since finalized their guidelines for Emergency Transportable Housing and in their ‘*Discussion of Final Rule*’ they have stated “*The final rule does not require water shut-off valves in any type of occupancy to comply with the technical requirements for operable parts.*”

In non-residential situations, the Access Board has said that typically, people do not shut-off plumbing; this task is the responsibility of the maintenance or janitorial staff. Section 205.1 has an exception that exempts operable parts that are intended to be operated by service or maintenance personnel from having to be accessible.

Ruling: For buildings or facilities subject to HRS §103-50,

ADAAG Sections 205 and 309

In residential facilities required to be designed with mobility features complying with ADAAG 809.2, shut-off valves, where provided, are not required to comply with ADAAG 205.1 and 309.

[Rul: 08/18/16] (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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