

# Assisting Business Owners, Architects, Building Officials, and Attorneys Navigate Today's Accessibility Concerns and Issues

## You and Accessibility

- Concerned if your building or project is accessible, whether it meets the latest State and Federal requirements?
- Evaluating an existing facility and question if you have addressed the access compliance issues adequately?
- Involved in litigation or out-of-court settlements and concerned if you have protection from re-occurring disputes?
- Know how to manage risks of non-compliance and be accessible on an on-going basis?
- Renovating your facility and need to know what elements to revise in order to meet the 20% ruling?

## Our Services and Accessibility

- Navigating the intricacies of California building codes and Federal ADA is our specialty
- We survey facilities and provide detailed reports of items non-compliant with today's accessibility laws
- Once correction schedules are determined we can issue CASp reports and certificates
- Construction drawings can be evaluated to verify if accessibility requirements are adequately addressed
- We offer topical seminars for architects, property managers, interior designers, landscape, and others involved in the built environment

## The Law and Accessibility

- Due to the complexity of State building codes overlaid with the civil rights aspects of ADA, many areas can be interpreted differently
- California recently passed Senate Bill 1608 which addresses some of these issues for Building Owners & Tenants
- Once your facility is inspected by a Certified Access Specialist (CASp) there is a measure of protection
- First and foremost, you will have a relatively definitive list of elements needing correction, whether implemented immediately or over time
- Second, adhering to your schedule of barrier removal as delineated in our CASp Report, you may receive 'Qualified Defendant' status
- And third, as a 'Qualified Defendant' if sued you may get a court stay with an early evaluation conference saving you time & money

By having us provide a CASp inspection for your facilities, not only do you show intent to make it accessible, but you also have determined a strategy for making it happen.

Call us now to find out how.



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# Presentations for Business & Property Owners, Tenants, Facility Managers, Attorneys & Property Managers

## **You & Accessibility**

### **How You The Business Owner Or Business Representative Can Navigate Your Way Thru Accessibility Concerns & Issues**

#### **DESCRIPTION**

We can provide an hour to an hour and a half presentation to building owners or tenants on the topic of Accessibility whether for retail stores, restaurants, bars, offices, motels or other facility types. A short film (11 minutes) will be viewed that discusses common mistakes found in businesses, and risk management options for business owners will be overviewed.

#### **TOPICS COVERED**

An overview of 'readily achievable barrier removal' that needs to be implemented even if no construction has been done will be discussed. Review the difference between today's requirements for California Building Codes (CBC) and the Americans with Disabilities Act (ADA). Understand facilities from a risk management viewpoint and what the new Senate Bill 1608 implemented as CA Civil Code 55.51-55.54 does for you. Review the common items of non-compliance that open up risk. And items the business owner needs to deal with from an ongoing facility management viewpoint will also be discussed.

#### **LEARNING OBJECTIVES**

- An overview of 'readily achievable barrier removal' for older buildings
- Understand CA Civil Code 55.51-55.54 and the protection it affords business owners
- Review items of non-compliance that commonly open up risk
- Review ongoing issues that need to be addressed from a facility standpoint

#### **BIO**

Janis Kent is a Certified Access Specialist (CASp) and a licensed Architect in the State of California. She has been the accessibility specialist for a nationally recognized architectural firm and has been involved in the world of Accessibility since the 1980's. In addition to managing a variety of architectural projects and providing professional training seminars in Accessibility, she has surveyed existing buildings for accessibility compliance, provided quality control for numerous surveys of existing facilities throughout the country, and recently she has come out with a book which is a compilation of architectural details on Accessibility combining ADA with CBC. She is the founding president of the Certified Access Specialist Institute (CASI), is designated as a Subject Matter Expert (SME) by the Division of the State Architect for the State CASp exam, on the Cerritos College Architectural Advisory committee, and serves on the Board of Directors for the Long Beach/South Bay Chapter of American Institute of Architects.