

# Hotel Accessibility Requirements



As Title III entities under the ADA; hotels, motels and inns or “places of lodging” are required to be accessible to travelers with disabilities. Following are some of the specific accessibility requirements for “places of lodging” from the 2010 ADA Standards for Accessible Design and the Title II regulations of the ADA.

## Accessible Guest Rooms

There are two types of accessible guest rooms, one type has “mobility features” and the other “communication features.” The tables on the following page show the number of rooms with these features that are required by the 2010 ADA Standards for Accessible Design for new construction.

In alterations and additions, the minimum required number of accessible guest rooms is based on the total number of guest rooms being altered or added instead of the total number of guest rooms provided in a facility.

Accessible guest rooms must be dispersed among the various classes of guest rooms, and provide choices of types of guest rooms, number of beds, and other amenities comparable to the choices provided to other guests.

**Source:** Section 224.1.1, and accompanying Advisory, of the 2010 ADA Standards for Accessible Design - [http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm).

## Reservations

### **Title II regulatory requirements for reservations.**

Individuals with disabilities should be able to make reservations by any means, including by telephone, in-person, through a third party or online.

Individuals with disabilities should be able to make reservations for accessible guest rooms during the same hours and in the same manner as individuals who do not need accessible rooms.

Accessible features in the hotels and guest rooms offered through its reservations service should be described in enough detail to reasonably permit individuals with disabilities to assess whether the hotel or guest room meets his or her accessibility needs.

Accessible guest rooms should be held for use by individuals with disabilities until all other guest rooms of that type have been rented and the accessible room requested is the only remaining room of that type.

Upon request, hotels should be able to reserve accessible guest rooms or specific types of guest rooms and ensure that the guest rooms requested are blocked and removed from all reservations systems; and guarantee that the specific accessible guest room reserved through its reservations service is held for the customer.

## Required Number of Accessible Guest Rooms with Mobility Features

Total Number of Guest Rooms Provided	Minimum Number of Accessible Rooms Without Showers	Minimum Number of Accessible Rooms with Roll-in Showers	Total Number of Accessible Rooms.
1-25	1	0	1
26-50	2	0	2
51-75	3	1	4
76-100	4	1	5
101-150	5	2	7
151-200	6	2	8
201-300	7	3	10
301-400	8	4	12
401-500	9	4	13
501-1000	2% of total	1% percent of total	3% of total
1001 & over	20, plus 1 for each 100, or fraction thereof, over 1000	10, plus 1 for each 100, or fraction thereof, over 1000	30, plus 2 or each 100, or fraction thereof, over 1000

## Required Number of Accessible Guest Rooms with Communication Features

Total Number of Guest Rooms Provided	Minimum Number of Required Rooms With Communication Features
2-25	2
26-50	4
51-75	7
76-100	9
101-150	12
151-200	14
201-300	17
301-400	20
401-500	22
501-1000	5% of total
1001 & over	50, plus 3 for each 100 over 1000

**Beds:** In guest rooms having more than 25 beds 5 percent minimum of the beds should have clear floor space (30 inches minimum by 48 inches minimum)

The recommended bed height is between 20 and 23 inches from the floor to the top of the mattress.

