

AngelaAlsobrooks_FAV_SB158

Uploaded by: Alsobrooks, Angela

Position: FAV



THE PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

BILL: Senate Bill 158 - Lodging Establishments - Accessible Rooms for Individuals With Disabilities - Bed Height

SPONSOR: Senator Cassilly

HEARING DATE: February 5, 2020

COMMITTEE: Finance

CONTACT: Intergovernmental Affairs Office, 301-780-8411

POSITION: SUPPORT

The Office of the Prince George's County Executive **SUPPORTS Senate Bill 158 - Lodging Establishments - Accessible Rooms for Individuals With Disabilities - Bed Height**, which requires lodging establishments (inns, hotels, motels, and other establishments that have at least four rooms available for a fee to transient guests for lodging or sleeping purposes) to furnish each accessible room with beds of a certain height. Specifically, this Bill defines the certain height as 20-23 inches high from the floor to the top of the mattress and a 7-inch vertical clearance under the bed for lift access.

The Prince George's County Human Relations Commission (HRC) is the County's civil and human rights education and enforcement agency. The agency investigates complaints of discrimination in six areas including public accommodations, specifically inns, hotels, motels, or other establishments that provide lodging to transient persons. The HRC maintains jurisdiction to investigate claims of disability discrimination under the Subtitle 2, Division 12 of the Prince George's County Code and the Americans with Disabilities Act Amendments Act of 2008 (ADAAA). Under the ADAAA, hotels are required to fulfill requests for reasonable accommodations that do not place undue burdens on the specific establishment.

There are currently 3.6 million individuals in the United States are wheelchair bound.¹ In Maryland, an estimated 11.4% of adults report at least one mobility disability.² According to the ADAAA, the size of each lodging establishment

¹ Brault, Matthew, Americans with Disabilities: 2010 (U.S. Census Bureau, 2012), <https://www2.census.gov/library/publications/2012/demo/p70-131.pdf>.

² BRFSS Brief: Disability and Health Among Maryland Adults (Maryland Department of Health, 2018), https://phpa.health.maryland.gov/ccdpc/Reports/Documents/MD-BRFSS/BRFSS_BRIEF_2018-08_Disability.pdf

(measured by number of guest rooms) must provide a certain number of mobility accessible rooms to accommodate persons with disabilities. For instance, lodging establishments with 26-50 guest rooms require two mobility accessible rooms. Identifying this standard is important to emphasize the need for a law that requires lodging establishments to be proactive in accommodating persons with mobility disabilities.

Though the ADAAG does not dictate a standard for the height of accessible beds in lodging establishment rooms, such establishments are still required to provide reasonable accommodations for guests, including moving bed frames or box springs to lower bed heights or placing the frame on bed risers to increase bed heights. Accordingly, this Bill eliminates the need of lodging establishment patrons to request accommodations for a specific bed height by automatically furnishing beds in accessible rooms with a standard floor-to-mattress top height and a specified vertical clearance under the bed for lift access.

For the reasons stated above, the Office of the Prince George's County Executive **SUPPORTS Senate Bill 158** and asks for a **FAVORABLE** report.

MACS_FAV_SB158

Uploaded by: Kallins, Lauren

Position: FAV



MARYLAND DEVELOPMENTAL DISABILITIES COALITION

Dedicated to the rights and quality of life for people with developmental disabilities in Maryland



8601 Robert Fulton Dr
Suite 140
Columbia, MD 21046



1500 Union Avenue
Suite 2000
Baltimore, MD 21211



8835 Columbia 100 Pky
Suite P
Columbia, MD 21044



**Maryland Developmental
Disabilities Council**

217 E Redwood Street
Suite 1300
Baltimore, MD 21202



7000 Tudsbury Road
Windsor Mill, MD
21244

Senate Bill 158- Lodging Establishments - Accessible Rooms for Individuals With Disabilities - Bed Height February 6, 2020 Finance Committee

The Maryland Developmental Disabilities Coalition is comprised of five statewide organizations that are committed to improving the opportunities and outcomes for Marylanders with intellectual and developmental disabilities (IDD). The Coalition supports SB 158.

The majority of people with IDD want the opportunity to leave their homes and participate in community life through work, worship, social activities, attending events, shopping and more. Many also wish to travel-- either for work, or to vacation with friends and family. However, for people who use a hydraulic lift to transfer to a bed, or who need to transfer from a wheelchair, or who have other mobility impairments, standard bed heights in hotel rooms can create a barrier to access.

At a recent conference in Maryland, an invited speaker who uses a lift to transfer from her wheelchair, was required to dismantle the hotel bed and assemble a bed frame that she had purchased and transported to the hotel, in order to be able to spend the night in the hotel where the conference was taking place.

Senate Bill 158 is consistent with the principles embodied in the 2010 ADA Standards for Accessible Design which focus on increasing the accessibility and usability of government facilities, public accommodations, and commercial facilities for individuals with disabilities.

An accessible bed would make travel a reality for many Marylanders with mobility impairments.

Respectfully Submitted,

Lauren Kallins
DD Coalition Member
MACS

Cassilly_FAV_SB158

Uploaded by: Senator Cassilly, Senator Cassilly

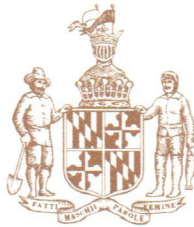
Position: FAV

ROBERT G. CASSILLY
Legislative District 34
Harford County

Judicial Proceedings Committee

Joint Committee on Administrative,
Executive, and Legislative Review

Joint Committee on Federal Relations



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Annapolis Office
James Senate Office Building
11 Bladen Street, Room 401
Annapolis, Maryland 21401
410-841-3158 • 301-858-3158
800-492-7122 Ext. 3158
Bob.Cassilly@senate.state.md.us

District Office
1015 South Main Street
Bel Air, Maryland 21014
443-502-0583

February 6, 2020

RE: Senate Bill 158 – Lodging Establishments – Accessible Rooms for Individuals with Disabilities – Bed Height

Dear Committee Members:

I request your support for SB 158. The purpose of this bill is to require lodging establishments with more than 4 rooms to alter the bed height in their handicapped accessible rooms to a height that is accessible for those in wheelchairs. It also requires that there is enough room under the bed for a lift to fit if needed to place a person on the bed. Currently there are no standards for bed height in handicapped accessible rooms. Those in wheelchairs often find it impossible to find a room with a bed height that they can actually get into. The required number of handicapped accessible rooms is established by federal law. This bill does not change any of the federal requirements for those rooms.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob Cassilly", written over a blue circular scribble.

Senator Bob Cassilly

Cassilly-Amendments_FAV_SB158

Uploaded by: Senator Cassilly, Senator Cassilly

Position: FAV

SB0158/973029/1

BY: Senator Cassilly
(To be offered in the Finance Committee)

AMENDMENTS TO SENATE BILL 158
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 5, after "height" insert ", beginning on a certain date".

AMENDMENT NO. 2

On page 2, in line 3, after "IS" insert "REQUIRED TO BE"; in the same line, after "THE" insert "TRANSIENT LODGING REQUIREMENTS OF THE"; in line 4, strike "ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES"; and in line 5, strike "EACH" and substitute "BEGINNING APRIL 1, 2021, EACH".

Cassilly-Part2_FAV_SB158

Uploaded by: Senator Cassilly, Senator Cassilly

Position: FAV

Table 224.2 Guest Rooms with Mobility Features

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

Beds in Accessible Guest Rooms - Disability Rights Education & Defense Fund

The typical seat height of a wheelchair is 19" above the floor, a dimension that was published in the ADA Accessibility Guidelines in 1991,[1] and which can still be seen today in the common 19" to 20" seat height of popular models of wheelchairs. [2] Consequently, a bed that is substantially higher than 20 inches presents a problem for most wheelchair users.

We recommend as follows:

- Require beds in the accessible guestrooms to measure 20 to 23 inches high from the floor to the top of the mattress, whether or not it is compressed. This is based on a sampling of 50 different wheelchair heights by Access Compliance Services, as well as on the range of bed heights that were found in the first years after the ADA became effective, before bed heights increased so dramatically. In those early years, these lower bed heights did not appear to pose a problem.
- Require bed frames that can readily be removed, thus lowering the bed when requested by guests. This would likely mean that stationary box frames are not acceptable.
- Have adjustable legs, either as part of the existing frame, or various height bed risers that can be added to the frame (the latter currently exist on the market).
- Require at least one accessible room to be equipped with a ceiling transfer lift.
- While the least beneficial, at the very minimum, information about bed heights should be readily available on a property's website, with the reservation department, and at the front desk.

Franchise Systems Inc., a leader in the lodging industry for marketing to travelers with disabilities, recognized early on that their implementation of a new bed initiative might cause problems for people with limited mobility.

Working with bed manufacturers Sealy, Serta, and Simmons, Franchise Systems was able to design a low-profile box spring (5 1/2") that offers both a high level of comfort while maintaining accessibility for people with mobility limitations. The California building code also requires at least a 7" vertical clearance under the bed for lift access. Franchise Systems was able to achieve that standard as well and still have their beds measure no higher than 23-inches.

Some Hyatt Hotels report intentionally limiting the height of beds in their accessible guest rooms to 19 inches high.[3]

A safe and usable bed height of approximately 21" can be achieved with standard brand stock products, without the need for customized sizes, and still use today's popular thicker mattresses. For example:

- 7-1/2 inch high bed frame[4]
- 2-inch high low-profile box spring[5]
- 12-inch high mattress[6]

Traveling with portable lift



jamljones329

Apr '19

I travel with a rifton Tram to transfer to bed and back to chair. I have Becker's MD and don't have upper body strength to transfer by myself. My wife has no problem transferring me with the lift. It's just too much otherwise. I have noticed more and more hotels put solid foundations on their beds. For example the Choice Hotel chain has put the solid based in all their hotels. I even talked to several of their hotel managers that bragged about how they spent thousands putting the solid bases in there rooms. Help is there anything to do other than call every hotel?

erhlcsw

Apr '19

Unfortunately calling about our needs are the best way but doesnt assure issue is perfect. I also DO NOT use 800 number to call for reservation until I check directly with the location/facility as central reservation 90% of the time has no clue about the location and facility offerings. Lots of items to check on not only mobility,restaurant/food services in hotel to avoid issues of needing and not finding wheelchair ready taxi, does pool have lift or ramp, are there any places near by(walking distance) for movie,shopping for last minute items and sightseeing. The more we are up and about more can needs be known and how to advocate for them. ADA hotel rooms are often a joke(my last trip I needed to have BR door removed as it opened into room thus not allowing me to enter. Ended up having room changed(at hotel willingness as they were unable to comply with ADA room) Unfortunately you calling place to place will eliminate disappointment when you arrive. I keep track of name and date I speak to manager in regard to my reservation needs. Some hotels are privately owned vs. part of chain so not all hotels by the same name will be designed and furnished the same. Good luck with finding free standing beds. Traveling can bring so much enjoyment and break the everyday routine.

Apr 2019

1 / 5
Apr 2019

mrquirk

Apr '19

My husband also has to be transferred into bed with a lift system. I have to figure out our route of travel and then call all hotels on that route to make sure the room has the free standing bed. I now travel with a copy of the ADA Rules that state that there must be a 17-25" toe space under the bed. However, not many comply. Last year I called 27 motels before I found 2 that complied. Even if they comply one year, they may the next if they remodel. This is so frustrating. I have written letters to the attorney Generals offices in Florida, Illinois, Alabama and Wisconsin without any response. I did this at the direction of the ADA Advocate site when I contacted them to see who I could talk to about this. Now I call each hotel direct

2d ago

" Hampton Inns are the only ones I have found that are somewhat consistent. Something needs to be done to make all handicapped rooms have free standing beds and to insure they are ADA compliant. We stayed in one "Handicapped" room that had 1 grab bar by the toilet, a glass enclosed shower with a door that was 24" wide, no shower bench, and no grab bars in the shower. When I talked to the front desk. they had no idea why I was upset.

jamljones329

✉ Apr '19

I have a choice Hotel rewards card. Then I found out they were in the process of converting all their beds to solid platform beds. No exceptions, even the rooms they call accessible. I was working on

reservations to visit my daughter in Colorado today. I was surprised that most of the hotels did not have any accessible rooms. None. Was fortunate to find a Bedt Western that had a real accessible room.

dgondrea

2d

A portable bed frame might work for you. It is put together without any screws, bolts, or pins. It holds twin, full, or queen size bed and fits into a relatively small box. Of course, help is needed (hotel staff, my wife, family/friends) with switching them out each way. Hotel staff are pretty supportive. Especially, if you alert them ahead of time. Check one here:



Spa Sensations by Zinus 7" Low Profile Adjustable Steel Bed Frame, No Tools...

Free 2-day shipping. Buy Spa Sensations by Zinus 7" Low Profile Adjustable Steel Bed Frame, No Tools Assembly, fits Twin - Queen at Walmart.com

MHLA_FWA_SB158

Uploaded by: Boston, Frank

Position: FWA

Senate Bill 158

Amendment offered by: Maryland Hotel and Lodging Association

1. On page 2, line 1 - insert:

Useful life means the length of time that a bed in a lodging establishment is still durable, safe, and acceptable to be in service at the lodging establishment.

2. On page 2, line 12- insert:

“(c) The requirement in section B shall begin after the useful life of a bed and mattress in an accessible room is complete.”

Purpose: This amendment allows for beds to be switched out once the useful life is complete. This way it will not be an undue cost on hotels that have recently placed new, or have completely durable beds, in use. With 81,000 hotel rooms in the state, and the requirement that at least 5% be accessible rooms, there will still be good turnover of new accessible beds each year. This amendment allows for a smooth and fair phase-in of this law.

Contact: Frank Boston, 410-323-7090