

## **Town of Blackstone ADA Transition Plan Updates October 2017**

### **Municipal Center – 15 St. Paul Street**

The Municipal Center is a large multi-Purpose Building that houses the Town Administrator's Office, Board of Selectman meeting room, Senior Center, Council on Aging, Municipal Offices such as the Town Clerk, Fire Station and Police Station.

The complex consists of the ground floor that houses the only accessible entrance to the building and a first floor that can only be accessed by multiple sets of stairs. There is an elevator that provides vertical access between the two floors.

### **Priority 1 – Approach & Entrance to the Front of the Municipal Building**

#### **Parking**

There are 16 total parking spaces on St. Paul Street located in front of the municipal center. Two of these parking spaces are designated as accessible parking with permanently mounted above-ground signs. The parking spaces and access aisles are diagonally shaped but are more than compliant in width. One space is 106" wide; the other accessible space is 102". These two parking spaces share a more than compliant 121" access aisle. Parking spaces and van accessible access aisles are required to be eight feet wide.

The accessible entrance to the Municipal Center is actually located in the back of the building.



**Accessible Parking Spaces in Front of the Municipal Center**

### **Obstacles That Limit Mobility or Access**

- 1) Neither above-ground handicap parking sign has the words "van accessible" posted on it.

**ADAAG Sections 208.2.4 – Van Parking Spaces & 502.6 – Identification.**

**AAB – Sections 23.4.7 – Van Accessible Spaces & 23.6.3 – Van Accessible Signage.**

**Action Item** – Install "Van Accessible" sign on one of the handicap parking sign posts.

### **Exterior Accessible Route and Curb Cuts**

There are walkways that lead to the Municipal Offices and to the Police and Fire Departments from the parking spaces located on St. Paul Street in front of the Municipal Center. There is a curb cut at the access aisle between the two accessible parking spaces to the sidewalk that leads to these walkways. This curb cut is showing its age and will be need of some repairs but the running slopes are compliant. 5.7% was the highest slope measurement.



### **Curb Cut at Accessible Parking Spaces on St. Paul Street**

The curb cut in front of the Municipal Center on St. Paul Street between the handicap parking access aisle exceeds the maximum allowed running slope of 1:12 (8.3%) with measurements of 9.5%, 10.8% and 13.2%

### **Obstacles That Limit Mobility or Access**

- 1) Running slope exceeds 1:12 (8.3%) with measurements of 9.5%, 10.8% & 13.2%

**ADAAG – Sections 405.2 - Ramp Slope & 406 - Curb Ramps.**

**AAB – Section 21.3 – Curb Cut Slope**

**Action Item** – Regrade curb cut to 8.3% or less.

- 2) There are a couple of change in surface levels in the walkways leading to the front entrances of the Municipal Center. Walkways, especially when they are supposed to be accessible routes must be firm, stable, slip resistant and free of changes in surface levels over ¼ of an inch. These walkways are compliant in slope and width

**ADAAG Section 303 – Changes in level**

**AAB Sections 20.10 – Changes in level and 29.2 – Surface Level Changes**

**Action Items** – Fill small bumps and breaks with patches.



**Change in surface levels on the front walkways of the Municipal Center**

Both the walkways from St. Paul Street to the front of the Municipal Center First Level, Police Station and Fire Station lead to a set of stairs. There is a lift located at the stairway leading to the Police and Fire Departments. However, the lift door is locked so a person with mobility impairment cannot use it to gain access to the building. This was pointed out when the Center for Living & Working conducted an updated ADA Transition Plan in 2011. At that time, nobody at the Police Station could find the key. In 2017 when the lift was tested during this survey, it was not operational at all from the top level.

As a result, the only way a person with a mobility issue who can't use the stairs would need to enter the Police Station by going to the Town Administrators office **during Municipal Center hours** and be escorted to the Police & Fire Stations through a connecting door. One option that was posed in the Original Self-Evaluation/Transition

Plan was to have an intercom installed and located at the bottom of the stairs to the lobby where the dispatchers are located along with directional/Instructional signage. To my knowledge, there is no intercom in place so a person with a mobility impairment who can't use the stairs would still need to find alternative ways to contact the Police like calling on their cellphone if they have one.



### **Vertical Lift to the Police & Fire Stations**

This is a serious access and civil rights violation for persons with disabilities because there are many situations where a person with a disability would need access to the Police and Fire Departments after 4PM such as a domestic violence situation or a need for a restraining order. The Center for Living & Working pointed this out in 2011 when they conducted that ADA Transition Plan Update.

**Action Item** – Replace the lift with a compliant ramp that will lead to the Police & Fire Department entrance. This would enable all people access 24 hours per day, seven days per week, the hours that these departments operate.

The requirements for this ramp are 4 feet of clear space between handrails. The handrails shall be continuous on both sides of the ramp, 1-1/4" to 1-1/2" in outside diameter, and round or oval in shape; handrails to be provided in pairs, one at a height of 34" - 38" above the ramp surface and the lower handrail at a height between 18" and 20"; handrails to be 1-1/2" from the mounted surface; handrails should extend 12" beyond the bottom of the ramp. The ramp shall not exceed a running slope of 8.3% nor a 2.0% cross-slope. A 60" x 60" level area at the ramp base and top is required.

- 3) The directional signage to the accessible entrance at the rear of the Municipal Center is blocked by decorative plants forcing people not familiar with the building to take a long walk to the entrance they can get into the building

**Action Item** – Cut back the plants so that the sign is completely visible



#### **Directional Signage to accessible entrance blocked by decorative plants**

There are other entrances around the Municipal Center that are not used by the public and serve as an emergency egress only that I did not survey.

#### **Municipal Center – Rear entrance**

This entrance serves as the accessible entrance to the Municipal Center. The Blackstone Senior Center is located to your left when enter. There are 50 total spaces located back there that serve the Senior Center, mobility related accessible entrance and parking for Roosevelt Park when sport activities take place there.

#### **Parking**

There are three designated handicap parking spaces located here out of a total of 50 which is the compliant amount that needs to be provided. The parking lot is flat, so there are no running or cross slopes to be concerned with. Each handicap parking space has an above-ground sign permanently mounted at the head of each space. There are compliant car and van accessible access aisles. However there are a couple of easily fixable violations that need to be addressed. The parking lot lines and access aisles striping is fading and will need to be painted again soon.

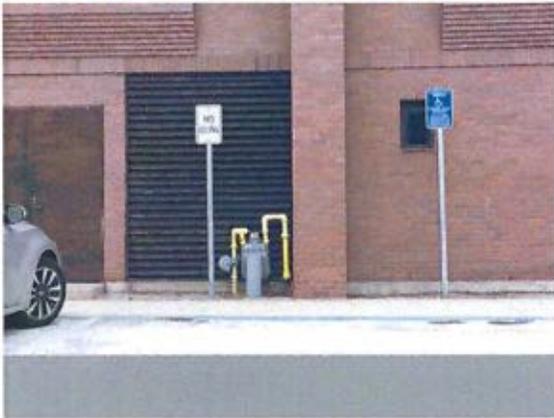
#### **Obstacles That Limit Mobility or Access**

- 1) The van accessible parking space with the compliant access aisle signage needs to be rearranged and lacks the words "Van accessible"

#### **ADAAG – Section 502.6 (Identification)**

## **AAB – Sections 23.2.2 (Van Accessible Spaces) and 23.6.3 (Signage)**

**Action Item** - Switch the "no idling" sign with the Sign bearing the Universal Symbol of Access and add the words "Van Accessible"



**Improperly Placed Signage**



**Accessible Parking at Rear Entrance**

There is an accessible route to the rear entrance from the accessible parking space to the rear entrance of the Municipal Center. The parking lot is flat, so there are no slope issues. The route is firm, stable and much wider than the required 36 and 48 inch requirements set forth by ADAAG and the AAB.

### **Municipal Center Rear Accessible Entrance**

The accessible route leads you to a ramp to enter the building. The ramp itself is 80" wide between the compliantly placed handrails. There are level landings at both the bottom and top of the ramp that leads you into the building. The running slope of this ramp however, is not compliant. Both ADAAG and AAB require that ramps have a slope no greater than 1 foot for every inch of rise (1:12 or 8.3%). I got measurements of 8.8% and 9.1%. The same as what I reported in the 2011 ADA Transition Plan Update

### **Obstacles That Limit Mobility or Access**

- 1) The ramp leading to the rear entrance of the Municipal Center has running slope reading of 8.8% and 9.1%

### **ADAAG – Section 404.2 – Ramp Slope**

### **AAB – Section 24.2 – Ramp Slope & Rise**

**Action Item** – Lengthen and regrade ramp to decrease slope to 8.3% or less.

Entering the building itself is easy using the fully functional push button automatic door opener. There are no maneuvering issues at the doorway because there is a 33"

clear opening when the door is opened at 90 degrees. The automatic door closer takes a compliant 6 seconds. If the automatic door opener is not functional, the door hardware is an accessible loop style handle that doesn't require tight grasping or twisting of the wrist to operate.



**Accessible Entrance Located at the Rear of the Municipal Center**

## **Priority 2 – Access to Goods & Services**

### **First Floor of the Municipal Center**

The first floor of the Municipal Center is home to the following:

- Town Administrator & Selectmen's Office
- Selectmen Meeting Room
- Town Clerk's office
- Collector & Treasurer's office
- Assessor's office
- Accountant's office

All of the offices are located on an accessible route and this route is a compliant six feet wide at its most narrow point. There are two areas that have a protruding object hazard for people with visual impairments. No objects between 27" and 80" above the finished floor (a.f.f.) shall protrude more than 4" into a pathway.

### **Obstacles That Limit Mobility or Access**

- 1) There is a time clock that protrudes 7" from the wall and is 44" a.f.f.

**ADAAG – Section 307 (Protruding Objects)**

**AAB – Section 20.6 (Accessible Route – Protruding Objects)**

**Action Item** – Remove punch clock if it's no longer being used or add some type of tactile warning such as a floor plant.

- 2) The water fountain located near the rest rooms protrudes 19" from the wall and is 28.5' (a.f.f.)

**ADAAG – Section 307 (Protruding Objects)**

**AAB – Section 20.6 (Accessible Route – Protruding Objects)**

**Action Item** – Remove the water fountain if it's not being used. It had a sign saying "out of order" on it or add partial walls on both sides leaving at least 36" of space between them.



**Punch Clock Protrudes 7" Into Pathway**



**Water Fountain Protrudes 19"**

The signage throughout the first floor of the Municipal Center is mostly non-compliant. The Town Clerk, Collector/Treasurer and the Town Administrator/Selectman's office doors have test etched into the glass on the door itself. The Assessors office has a sign posted on the wall next to the door but not on the latchside. The Accountant and Treasurers office have signs posted on the latch side of the doorway that would be

compliant if it had Braille. There is one directinal sign that leads to the rest romms and the elevator.

ADA Compliant Signage must have raised characters that contrast with their backgrounds with Braille and mounted 60"( a.f.f) to the baseline of the sign on the latch side of the door.

#### **ADAAG – Section 703 (Signage)**

#### **AAB – Section 41 (Signage)**

**Action Item** – Mount ADA & AAB complaint signs using the above-mentioned guidelines on the latch side of the doors 60 inches (a.f.f.) to the center of the sign.



**Collector/Treasurer Window Sign**

There are no access issues with the interior doors on the first flooe of the Municipal Building. They are all standard 36" doors with over 33" of clear space when opened 90 degrees. The door hardware is a compliant lever type that can be operated with one hand with no tight grasping or twisting of the wrist. Many doors are in the held open position. Some doors that are not held open however, require excessive force to open them.

#### **Obstacles That Limit Mobility or Access**

- 1) The door to the Town Administrator/Selectmen's office requires 11lbs of pull force to open. Interior doors should require five pounds or less to open. The door also closes in a non-compliant three seconds. It should take at least five minutes.

#### **ADAAG – Section 404.2.9 – (Door & Gate Opening Force)**

#### **AAB – Section 26.8 – (Door Opening Force)**

**Action Item** – Adjust or replace door closers or install power assisted or automatic door openers.

The Board of Selectmen meetings take place down the hall from the Town Administrator's office. I counted 35 seats that are movable chairs. Although there is no designated accessible seating, all you have to do is remove a chair or two to create an accessible place to sit. The meeting room has plenty of space to move around that's not stadium seating. There is access to the table in front of the Selectmen if a citizen of Blackstone would need to speak at a meeting.

- 2) The Town Clerk, Collector/Treasurer and Town Administrator counters are all located 42 inches (a.f.f). A portion of each counter must be no higher than 36 inches and must be 36 inches long and extend the same depth as the counter.

#### **ADAAG – Section 904 – (Checkout Aisles and Sales and Service Counters)**

#### **AAB – Section 7.2 – (Sales Service and Information, or Teller windows)**

**Action Item** – Lower a section of the counter so it is 36" (a.f.f) and 36' wide. An alternative remedy would be adding a 36" long shelf that is 36" (a.f.f), as long as it does not create a protruding object hazard.

## **Priority 2 – Access to Goods & Services**

### **Ground Floor of the Municipal Center**

The ground floor of the Municipal Center houses the Blackstone Senior Center that is the first door on the left when you enter through the building's only accessible entrance that I reported on previously in this Transition Plan. This floor also is home to the Council on Aging that is located in a separate area along with the Board of Health and the Building Department. The planning Board, Veteran's Agent and Board of health are located in the same wing as the Building Department.

The hallways are firm, stable and wide enough to easily get around with no slope issues. The hallway was 49 inches at its most narrow point. There is easy access to the various light switches and lights. The fire alarm is 51" (a.f.f) which would be in violation using today's standards of no higher than 48" for front and side approach. However, this building was constructed before 3/15/2012, so up to 54" (a.f.f) is allowed.

There were some potential protruding objects on the ground floor such a water fountain but there is a table used for collecting non-perishable food donations and some boxes surrounding it that alleviates that potential hazard. There is also the set of stairs leading to the first floor to your right when you enter the building that originally posed a head bumping hazard. This was addressed by placing a file cabinet and some chairs underneath as suggested in the 2011 Transition Plan update.



**Stairs Leading to the First Floor**



**Water Fountain Hazard Addressed With Table**

There is one full size elevator that connects the two floors in the Municipal Center that provides access for people with mobility related disabilities. Overall, this small elevator falls short of the most current standards that exist today.

The call buttons outside the cab are located 42" (a.f.f.) and are within the ADAAG and AAB standards. The automatic door reopens when obstructed by an object. The elevator also makes a bell sound when the cab arrives and when it reaches its designated floor.

The cab itself measures 52" deep by 48" wide that falls short of both ADAAG and AAB regulations. Mass 521CMR Section 28.7 has the following exception where this particular cab does meet the minimum standards assuming the existing elevator shaft prohibits larger cab sizes.

Exception: In existing *buildings*, where existing shaft configuration prohibits strict compliance with **521 CMR 28.7**, the maximum car size allowable for the existing shaft shall be provided, but in no case shall the inside car area be smaller than 48 inches by 48 inches, wall-to-wall and wall-to-door.

### **Obstacles That Limit Mobility or Access**

- 1) In cab controls are 51" (a.f.f) to the highest button. The maximum front approach should be 48" (a.f.f) or less.

**ADAAG Section – 407.4.6 – (Elevator Car Controls)**

**AAB Section – 28.8.2 – (Car Controls Height)**

**Action Item** – change interior control panel with buttons no higher than 48".

- 2) Cab control buttons don not have Braille

**ADAAG Section – 407.4.7.1 (Buttons) and 703.2 (Raised Characters)**

**AAB Section – 28.8.4 (Tactile, Braille and visual Control Indicators)**

**Action Item** – Add Braille to control buttons.



**Elevator Cab Control Panel**

**Municipal Center Ground Floor Signage**

The signage on the ground floor is totally non-compliant, similar to the first floor with the exception of a directional sign leading to the elevator and the rest rooms. The Council on Aging, Board of Health, and Building Operations offices has paper signs on the doorways. The Senior Center does have sign on the recessed wall leading to it.

**ADAAG – Section 703 (Signage)**

**AAB – Section 41 (Signage)**

**Action Item** – Mount ADA & AAB complaint signs using the above-mentioned guidelines on the latch side of the doors 60 inches (a.f.f.) to the center of the sign. ADA Compliant Signage must have raised characters that contrast with their backgrounds with Braille.

### **Municipal Center Interior Doors**

The interior doors are compliant in clear space when they are opened at 90 degrees. There are no thresholds so, so access into these rooms for people with wheeled mobility devices can navigate quite easily. There is plenty of floor space around the doors, so there are no issues with maneuvering clearance. The Senior Center and Council on Aging doors are held open making for easy entry. If the doors are not held open, they have compliant lever hardware. One door that is not held open is the Building Department and requires a non-compliant 9lbs of pushforce to open.

#### **Obstacles That Limit Mobility or Access**

- 1) The Building Department door which leads to other offices as well requires nine pounds of force to open and only takes four seconds to close. It should take a minimum of five seconds. Interior doors should only require five pounds to open.

#### **ADAAG – Section 404.2.9 – (Door & Gate Opening Force)**

#### **AAB – Section 26.8 – (Door Opening Force)**

**Action Item** – Adjust or replace door closers or install power assisted or automatic door openers.

### **Blackstone Senior Center**

The Blackstone Senior Center has five large round tables that are movable along the chairs so someone using a wheelchair would have no problem finding a place to sit. There is a full kitchen as well offering lunch on each weekday. The kitchen is operated by Senior Center staff and volunteers. The tables are 29" (a.f.f.) to the top with only 25.5" knee clearance. The minimum amount of knee clearance should be 27" (a.f.f.)

#### **Obstacles That Limit Mobility or Access**

- 1) The tables only have 25.5" of knee clearance due to the way they are constructed.

#### **ADAAG Section 306 (Knee and Toe Clearance)**

#### **AAB Section 35.5 (Tables & seating Knee Clearance)**

**Action Item** – Raise a table up 2 or more inches by placing blocks under the table legs if an accommodation request is made.

## **Police & Fire Stations**

### **Priority 1 – Approach and Entrance**

The Police and Fire Stations are located in the Municipal Building. Public access is only available by walking up nine concrete stairs. Access concerns for people with mobility related disabilities to these departments has been addressed previously under Priority 1 Approach & Entrance.

Ironically there is a functional automatic pushbutton door opener at the top of the stairs leading to the Police Station lobby. The Police and Fire stations consist of two floors. The first floor that is accessed via stairs houses the dispatch, meeting/interrogation rooms, Police and Fire Chiefs office, two totally non-compliant restrooms and kitchenette.



### **Vertical Lift Viewed From the Landing at the Top of the Stairs**

The ground floor houses the sally port where people who are arrested are first brought into the Police Station, holding cells and a rest room. Fire trucks and the Ready Room where Fire fighters can sleep. This level can serve as a meeting location for citizens of Blackstone seeking fire related services. Interior vertical access between the two floors is only available by using stairs. The only elevator is in the Municipal Center portion of the building and is separate from the Police & Fire Departments. To my knowledge

there is no interior access from the ground floor of the Municipal Center to the Police and Fire Departments.

## **Priority 2 – Access to Goods and Services**

### **First Floor**

Although the Police & Fire Stations are for employees only, the ADA requires that employment opportunities be open to people with disabilities if there are able to perform the essential job functions with or without a reasonable accommodation.

Access to the different areas and rooms in the Police & Fire Stations is plenty wide enough for a person using a wheelchair to get around. The doorways are standard 36' wide with compliant lever style door handles. The service window is a compliant 36" (a.f.f.). To my knowledge this is the only service counter/window that is compliant in height.



**Blackstone Police & Fire Station Service Window**

There is also a kitchenette and assorted tables for Police & Fire employees can eat. There is plenty of maneuvering clearance around the counter and access is easy to most appliances. However, there are some access issues when it comes to height and reach ranges.

### **Obstacles That Limit Mobility or Access**

- 1) The counter height is 36" (a.f.f.). Food counter should be know higher than 34"

**ADAAG Section – 807 (Kitchens & Kitchenettes)**

**AAB Section – 32 (Kitchens)**

**Action Item** – I requested as an accommodation lower a 36" portion of the counter down to 34".

- 2) The kitchenette sink is 36" (a.f.f.) with no knee clearance

**ADAAG Section – 606 (Lavatories & Sinks)**

**AAB Section – 32.2 & 32.6 (Kitchen – Counter Tops and Knee Space)**

**Action Item** – If requested as an accommodation, lower sink portion of the counter and remove cabinets underneath the sink to provide knee clearance.

- 3) Soap and paper towel dispenser is mounted higher than allowable reach ranges over an object (counter top in this case)

**ADAAG Section – 308.3.2 (Obstructed High Reach)**

**AAB Sections – 6.5 & 6.6 (Forward & Side Reach)**

**Action Item** – Lower the dispensers to 46" (a.f.f) or less.



**Fire & Police Department Kitchenette**

- 4) The tables in the kitchenette area are 29.5' (a.f.f) but only have 25' of knee clearance due to their style of construction.

**ADAAG Section 306 (Knee and Toe Clearance)**

**AAB Section 35.5 (Tables & seating Knee Clearance)**

**Action Item** – Raise a table up 2 or more inches by placing blocks under the table legs if an accommodation request is made.



**First Floor Men's rest Room at Police & Fire Station**

### **Usability of Police & Fire Station Restrooms on the First Floor**

Both the men's and women's restrooms are totally non-compliant when it comes to accessibility. There have been no changes made to these restrooms since the 2011 updated ADA Transition Plan. Although these restrooms are for employees only, the Americans with Disabilities mandates that employee areas including restrooms would need to be accessible if an accommodation request was made by an employee with a disability. In my observations of the two restrooms, the women's room would be less difficult to convert to a unisex accessible restroom. The regulations cited are:

**ADAAG Sections: 304 - (Turning Space), 308 - (Reach Ranges), 309 - (Operable Parts), 404 - (Doors, Doorways and Gates), 603 - (Toilet and Bathing Rooms), 604 - (Water Closets and Toilet Compartments), 703 (Signs)**

**AAB Sections - 6- (Space Allowance and Reach Ranges), 26 - (Doors & Doorways), 30 - (Public Toilet Rooms), 39 - (Controls), 41 - (Signage)**

**Action Items - 1) Reconfigure men's bathroom to insure full compliance with accessibility requirements. This will require reconfiguring water closet stall and/or relocation of water closet. Maneuverability standards must be closely considered in such alteration.**

In order to create an accessible bathroom, the existing areas of non-compliance must be addressed as follows: signage -install accessible compliant signage on the latch side of the door with appropriate finish and contrast and character height and proportions, raised and brailed characters should also be included, signage should be mounted at 60" above finish floor (a.f.f.) to the centerline of the sign with tactile characters a minimum of 48" a.f.f.; door - install lever style hardware; water closet - replace water closet and install such that flush valve is on approach side and centerline

and height requirements are met; grab bars – install 42" long bars at between 33" and 36" a.f.f. and at proper wall setbacks; mirror – lower mirror such that mirror bottom is no more than 40" a.f.f.; toilet paper dispenser – relocate to within acceptable reach range; sink – replace faucet to meet operability requirements;

- 2) As an alternative accommodation, the employee with a disability can use the hallway through the Town Administrator's office to the public restrooms that are right around the corner if that can work for him or her.

### **Ground Floor**

The only access to the ground level of the Police Station is through an exterior door with a six inch step. There is also a step up from the sally port where arrested people who are in custody are transported.

### **Obstacles That Limit Mobility or Access**

- 1) Exterior entrances to the ground floor of the Police Station require going up a step to enter the building.

### **ADAAG – Section 303 – (Changes in Level)**

### **ABB – Section 29.2 – (Level Changes)**

**Action Item** - Modify entrance into building and perform required modifications for accessible compliant ramp and entry. This should include the construction of a ramp w/4' of clear space between handrails. The handrails shall be continuous on both sides of the ramp, 1-1/4" to 1-1/2" in outside diameter, and round or oval in shape; handrails to be provided in pairs, one at a height of 34" - 38" above the ramp surface and the lower handrail at a height between 18" and 20"; handrails to be 1-1/2" from the mounted surface; handrails should extend 12" beyond the bottom of the ramp. The ramp shall not exceed a running slope of 8.3% nor a 2.0% cross-slope. A 60" x 60" level area at the ramp base and top is required.



### **Ground Level Entrance to the Police Holding Cells**

The holding cells are also located on the ground floor. And the entrance has a compliant 34" of clear space for easy entry for someone using a wheelchair. There is plenty of maneuvering clearance to access the bed and the toilet. The only concern I have regards the wall hung telephone. The receiver is built into the phone itself like an intercom and is mounted 60" (a.f.f.) to the top making it difficult for a person using a wheelchair to access it. I would suggest that a phone in one of the holding cells be lowered to 48' (a.f.f) to the top.



### **Holding Cell Phone Communication Device and Toilet**

There is also a restroom located across from the holding cells that includes a shower. This is for the Police officers to use. It is much more accessible than the restrooms on

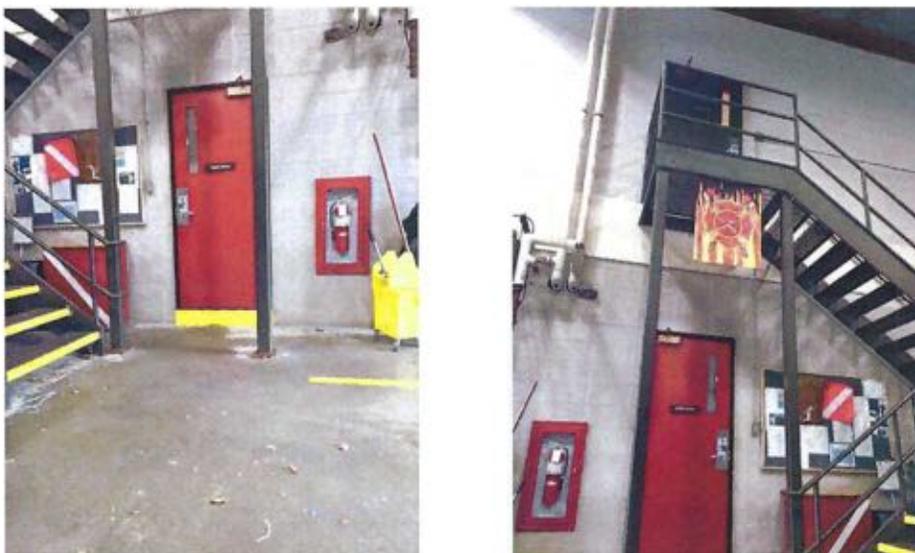
the first floor. To bring this restroom into complete compliance, add pipe insulation under the sink, install 42" long grab bars at between 33" and 36" (a.f.f) and at proper wall setbacks; lower the mirror such that mirror bottom is no more than 40" (a.f.f.).



**Ground Floor Police Station Restroom**

**Ground Floor of the Fire station**

The ground floor of the Fire Station house fire engines and the ready room where fire fighters on the night shift can sleep. There is also a restroom located in there according to the Fire Chief. I did not survey this room because it is locked for the fire fighters privacy.



**Ground Floor of the Fire Station**

## **Priority Three – Toilet Rooms**

### **Municipal Center First Floor Women's Restroom**

The first floor women's restroom has multiple stalls, including one that is wheelchair accessible. There is no threshold and the door itself has loop style handle to pull the door open when exiting. For the most, the restroom and their fixtures are compliant except for some minor access issues that mostly can be addressed in-house.

#### **Obstacles That Limit Mobility or Access**

- 1) The women's restroom sign is posted on the door itself with no tactile print or Braille.

#### **ADAAG – Section 703 – (Signs)**

#### **AAB – Section 41 – (Signage)**

**Action Item** - Install accessible compliant signage on the latch side of the door wall with appropriate finish and contrast and character height and proportions, raised and Brailled characters should also be included, signage should be mounted at 60" above finish floor (a.f.f.) to the centerline of the sign with tactile characters a minimum of 48" (a.f.f.).

- 2) There is only three inches of maneuvering clearance beyond the latch side of the door due to it being so close to the wall. There should be at least 18 inches.

#### **ADAAG – Section 404.2.4 (Doors – Maneuvering Clearance)**

#### **AAB – Section 26.6 – (Doors - Maneuvering Clearance)**

**Action Item** – Add automatic door opener

- 3) The door requires 11 pounds of force to open, plus it only takes 4 seconds to close. The maximum force allowed for interior doors is 5 pounds and 5 seconds to close.

#### **ADAAG – Section 404.2.8 (Doors & Gates – Closing Speed), 404.2.9 (Doors & Gates Opening Force)**

#### **AAB – Section 26.8 - (Door Opening Force), 26.9 – (Door Closers)**

**Action Items** – 1) Adjust or replace door closer. 2) Install an automatic door opener.

The rest room is large inside so there are no clear floor space issues. Although the mirror is mounted at 41" (a.f.f.) to its reflective surface instead of the required 40 inch

maximum. It faces downward so a person sitting can still use it. The coat hook on the accessible stall door is mounted at 52" (a.f.f.) which was compliant until the 2010 ADA Accessibility Guidelines changed it to 48" for both front and side approach. Therefore, it is not required to be lowered unless some other work is being done on the stall door.

4) The lavatory pipes do not protect against leg contact

**ADAAG – Section 606.5 – (Exposed Pipes & Surfaces)**

**AAB – Section 30.9.5 – (Sinks – Piping)**

**Action Item – Install insulation on the sink piping**



**First Floor Women's Restroom Lavatories**

5) Lavatory soap dispenser is 47 inches (a.f.f) above the lavatories. Dispensers over an obstruction must be no higher than 44 inches

**ADAAG – Section 308.2.2 - (Obstructed Forward High Reach)**

**AAB – Section 6.5 – (Forward Reach)**

**Action Item – Lower soap dispenser to 44 inches (a.f.f) or less.**

6) Paper Towel dispenser is 61 inches (a.f.f) to its operable part. The updated ADA accessibility guidelines require operable parts to be mounted no more than 48 inches for both forward and side reach.

**ADAAG – Sections - 308.2 – (Forward Reach) and 308.3 – (Side Reach)**

**AAB – Section – 6.5 – (Forward Reach)**

**Action Item – Lower paper towel dispenser to 48".**

The accessible stall is compliant in dimensions; the toilet is located at the proper centerline and height and has an automatic flush. The grab bars are compliant in size and mounting heights. The toilet paper dispenser is also located within compliant reach ranges. The stall door has 34 inches of clear opening and is self-closing.

### **Municipal Center First Floor Men's Restroom**

The men's room is located directly across from the women's restroom and is located on an accessible route. The men's restroom has multiple toilet stalls including a wheelchair accessible one, a urinal and two lavatories. The doorway has a compliant 33 inches of clear space when opened 90 degrees and has no threshold. It has a wide open floor layout that poses no maneuvering clearance issues. The men's room, like the women's room has similar minor accessibility issues that need addressing.

#### **Obstacles That Limit Mobility or Access**

- 1) The men's restroom sign is posted on the door itself with no tactile print or Braille.

#### **ADAAG – Section 703 – (Signs)**

#### **AAB – Section 41 – (Signage)**

**Action Item** - Install accessible compliant signage on the latch side of the door wall with appropriate finish and contrast and character height and proportions, raised and Brailled characters should also be included, signage should be mounted at 60" above finish floor (a.f.f.) to the centerline of the sign with tactile characters a minimum of 48" (a.f.f.).



**First Floor Men's Restroom Door**

- 2) There is only three inches of maneuvering clearance beyond the latch side of the door due to it being so close to the wall. There should be at least 18 inches.

**ADAAG – Section 404.2.4 (Doors – Maneuvering Clearance)**

**AAB – Section 26.6 – (Doors - Maneuvering Clearance)**

**Action Item** – Add automatic door opener

- 3) The door requires 8 pounds of force to open, plus it only takes 3 seconds to close. The maximum force allowed for interior doors is 5 pounds and 5 seconds to close.

**ADAAG – Section 404.2.8 (Doors & Gates – Closing Speed), 404.2.9 (Doors & Gates Opening Force)**

**AAB – Section 26.8 - (Door Opening Force), 26.9 – (Door Closers)**

**Action Items** – 1) Adjust or replace door closer. 2) Install an automatic door opener.

The rest room is large inside so there are no clear floor space issues. Although the mirror is mounted at 44" (a.f.f.) to its reflective surface instead of the required 40 inch maximum. It faces downward so a person sitting can still use it. The coat hook on the accessible stall door is mounted at 53.5" (a.f.f.) which was compliant until the 2010 ADA Accessibility Guidelines changed it to 48" for both front and side approach. Therefore, it is not required to be lowered unless some other work is being done on the stall door. The accessible lavatory is mounted at a compliant 33 inches (a.f.f) with proper knee clearance underneath.

- 4) The lavatory pipes do not protect against leg contact

**ADAAG – Section 606.5 – (Exposed Pipes & Surfaces)**

**AAB – Section 30.9.5 – (Sinks – Piping)**

**Action Item** – Install insulation on the sink piping



### **First Floor Men's Restroom Lavatories**

- 5) Lavatory soap dispenser is 50 inches (a.f.f) above the lavatories. Dispensers over an obstruction must be no higher than 44 inches.

#### **ADAAG – Section 308.2.2 - (Obstructed Forward High Reach)**

#### **AAB – Section 6.5 – (Forward Reach)**

**Action Item** – Lower soap dispenser to 44 inches (a.f.f) or less.

- 6) Paper Towel dispenser is 61 inches (a.f.f) to its operable part. The updated ADA accessibility guidelines require operable parts to be mounted no more than 48 inches for both forward and side reach.

#### **ADAAG – Sections - 308.2 – (Forward Reach) and 308.3 – (Side Reach)**

#### **AAB – Section – 6.5 – (Forward Reach)**

**Action Item** – Lower paper towel dispenser to 48”.

The accessible toilet stall in the men's restroom is very large and more than compliant in dimensions. There is 34 inches of clear space when the stall door is open at 90 degrees. The stall door is self-closing and can be operated using a closed fist. The grab bars are the proper length of 42 inches long and mounted at a compliant location and height of 36 inches (a.f.f). The toilet itself has a centerline of 18 inches from the near wall and is 18 inches (a.f.f) to the top which also is in the compliant range. The toilet in the accessible stall has an automatic flush feature. The toilet paper dispenser is also located at a compliant height and reach range.

### **Ground Floor Women's Restroom**

Both the women's and men's restrooms are located in the same area on the ground floor as the first floor and are configured the same way. The women's rest room, like the restrooms on the first floor, is located on an accessible route. The entrance has a compliant clear width opening and no threshold. However, the door itself has improper signage and only three inches of latch side maneuvering clearance due to its location.

### **Obstacles That Limit Mobility or Access**

- 1) The women's restroom sign is posted on the door itself with no tactile print or Braille.

### **ADAAG – Section 703 – (Signs)**

#### **AAB – Section 41 – (Signage)**

**Action Item** - Install accessible compliant signage on the latch side of the door wall with appropriate finish and contrast and character height and proportions, raised and Brailled characters should also be included, signage should be mounted at 60" above finish floor (a.f.f.) to the centerline of the sign with tactile characters a minimum of 48" (a.f.f.).

- 2) There is only three inches of maneuvering clearance beyond the latch side of the door due to it being so close to the wall. There should be at least 18 inches.

### **ADAAG – Section 404.2.4 (Doors – Maneuvering Clearance)**

#### **AAB – Section 26.6 – (Doors - Maneuvering Clearance)**

**Action Item** – Add automatic door opener

- 3) The door requires 8 pounds of force to open, plus it only takes 3 seconds to close. The maximum force allowed for interior doors is 5 pounds and 5 seconds to close.

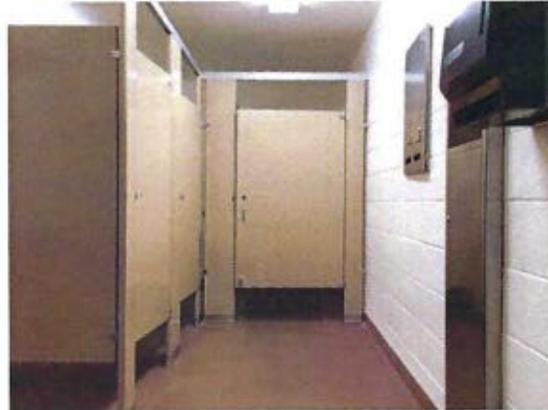
### **ADAAG – Section 404.2.8 (Doors & Gates – Closing Speed), 404.2.9 (Doors & Gates Opening Force)**

#### **AAB – Section 26.8 - (Door Opening Force), 26.9 – (Door Closers)**

**Action Items** – 1) Adjust or replace door closer. 2) Install an automatic door opener.

Inside the ground floor women's restroom there are three toilet stalls, one of them is accessible, two lavatories and wall-mounted dispensers. There is plenty of interior floor space, so there are no maneuvering clearance issues. There are similar issues with the lavatories and mounting locations of the soap and paper towel dispensers as the restrooms on the first floor. The mirror is mounted at 41 inches (a.f.f.) to its reflective surface instead of the required 40 inches, but the mirror reflects downward, so there are

no issues for people using wheelchairs to see themselves. The accessible lavatory is mounted at a compliant 33 inches (a.f.f) with 28 inches of knee clearance and the facets are automatically activated.



**Ground Floor Women's Restroom Interior**

- 4) The lavatory pipes do not protect against leg contact

**ADAAG – Section 606.5 – (Exposed Pipes & Surfaces)**

**AAB – Section 30.9.5 – (Sinks – Piping)**

**Action Item – Install insulation on the sink piping**

- 5) Lavatory soap dispenser is 46.5 inches (a.f.f) above the lavatories. Dispensers over an obstruction must be no higher than 44 inches.

**ADAAG – Section 308.2.2 - (Obstructed Forward High Reach)**

**AAB – Section 6.5 – (Forward Reach)**

**Action Item – Lower soap dispenser to 44 inches (a.f.f) or less.**



### **Women's Ground Floor restroom Lavatories**

- 6) Paper Towel dispenser is 60 inches (a.f.f) to its operable part. The updated ADA accessibility guidelines require operable parts to be mounted no more than 48 inches for both forward and side reach. In addition, there is a sanitary dispenser that is mounted above the maximum allowed reach range.

**ADAAG – Sections - 308.2 – (Forward Reach) and 308.3 – (Side Reach)**

**AAB – Section – 6.5 – (Forward Reach)**

**Action Item – Lower paper towel and sanitary dispensers to 48".**



### **Ground Floor Women's Restroom Dispensers**

The accessible toilet stall at 65" X 113" is more than compliant in dimensions, maneuvering clearance and the stall door has a 34 inch clear opening when it is opened at 90 degrees. The stall door self closes and has compliant hardware that can be operated with a closed fist. The toilet is 19 inches (a.f.f) to the top and has a centerline of 18" from the near wall and flushes automatically. The grab bars are a compliant 42 inches long and are mounted at 36 inches (a.f.f). The toilet paper dispenser is also mounted at a compliant height and reach range.



**Ground Floor Women's Restroom Accessible Stall Interior**

### **Ground Floor Men's Restroom**

The ground floor men's restroom is located directly across from the women's restroom at the same location as the first floor restrooms. It is on an accessible route and has the same access issues that I have pointed out in the other three restrooms in the Municipal Center.

#### **Obstacles That Limit Mobility or Access**

- 1) The men's restroom sign is posted on the door itself with no tactile print or Braille.

#### **ADAAG – Section 703 – (Signs)**

#### **AAB – Section 41 – (Signage)**

**Action Item** - Install accessible compliant signage on the latch side of the door wall with appropriate finish and contrast and character height and proportions, raised and Brailled characters should also be included, signage should be mounted at 60" above finish floor (a.f.f.) to the centerline of the sign with tactile characters a minimum of 48" (a.f.f.).

- 2) There is only three inches of maneuvering clearance beyond the latch side of the door due to it being so close to the wall. There should be at least 18 inches.

#### **ADAAG – Section 404.2.4 (Doors – Maneuvering Clearance)**

#### **AAB – Section 26.6 – (Doors - Maneuvering Clearance)**

**Action Item** – Add automatic door opener



### **Men's Ground Floor Restroom Door**

The doorway is a standard 36 inch door that has 33" of clear space when open 90 degrees. However, the door requires 8 pounds of force to open and it closes in three to four seconds. In addition, the handle on the inside of the door is difficult to operate with a closed fist because the loop opening isn't large enough to fit your hand through.

- 3) The door requires 8 pounds of force to open, plus it only takes three to four seconds to close. The maximum force allowed for interior doors is 5 pounds and 5 seconds to close.

**ADAAG – Section 404.2.8 (Doors & Gates – Closing Speed), 404.2.9 (Doors & Gates Opening Force)**

**AAB – Section 26.8 - (Door Opening Force), 26.9 – (Door Closers)**

**Action Items** – 1) Adjust or replace door closer. 2) Install an automatic door opener. 3) Replace interior door handle with either a lever style or one with a bigger loop.



### **Ground Floor Men's Restroom Interior Door Handle**

There is plenty of space inside the ground floor men's restroom, so there are no maneuvering space issues. There are two toilet stalls of which one is accessible. There is also a urinal and two lavatories.

The mirror is mounted at 41 inches (a.f.f) to its reflective surface instead of the required 40 inches, but the mirror reflects downward, so there are no issues for people using wheelchairs to see themselves. The accessible lavatory is at a compliant height of 33.5 inches (a.f.f) to the top and has 29 inches of knee clearance and the faucets are hands free and work automatically. However the pipes underneath are not padded or insulated.

- 4) The lavatory pipes do not protect against leg contact

**ADAAG – Section 606.5 – (Exposed Pipes & Surfaces)**

**AAB – Section 30.9.5 – (Sinks – Piping)**

**Action Item** – Install insulation on the sink piping

- 5) Lavatory soap dispenser is 46 inches (a.f.f) above the lavatories. Dispensers over an obstruction must be no higher than 44 inches.

**ADAAG – Section 308.2.2 - (Obstructed Forward High Reach)**

**AAB – Section 6.5 – (Forward Reach)**

**Action Item** – Lower soap dispenser to 44 inches (a.f.f) or less.



### **Ground Floor Men's Restroom Lavatories**

- 6) Paper Towel dispenser is 50 inches (a.f.f) to its operable part. The updated ADA accessibility guidelines require operable parts to be mounted no more than 48 inches for both forward and side reach.

**ADAAG – Sections - 308.2 – (Forward Reach) and 308.3 – (Side Reach)**

**AAB – Section – 6.5 – (Forward Reach)**

**Action Item – Lower paper towel and sanitary dispensers to 48".**



### **Ground Floor Men's Restroom Paper Towel Dispensers**

The accessible stall is a more than compliant 64 inches wide and 114 inches long. The stall door has 34 inches of clear space to enter when opened 90 degrees and is self-closing. The toilet is 19 inches (a.f.f) to the top. However the centerline is 19 inches from the near wall and should be between 16 to 18 inches. The grab bars are 42 inches

long and are mounted at a compliant height of 36 inches (a.f.f). The toilet paper dispenser is mounted at a compliant height and reach range. The toilet has an automatic flush.

- 7) The centerline of the accessible toilet is 19 inches from the near wall. ADAAG allows for the range of 16 to 18 inches and the AAB requires it to be at 18 inches.

**ADAAG - Section - 604.2 (Water Closets and Toilet Compartment Location)**

**AAB - Section – 30.7.2 (Public Toilet Rooms Water Closet Location)**

**Action Item** – Move toilet to 18 inches from the near side wall the next time work is done to it or replaced.

### **Priority 4 – Additional Access**

There are two water fountains in the Municipal Center, one on each of the two floors. The water fountain on the first floor has a paper sign on it that says “out of order”. I referenced this particular fountain while surveying access to goods and services as a protruding object hazard.

The water fountain on the ground floor is functional, but there are boxes stored underneath making it unusable for people who use wheelchairs. The water fountain is operated by pushing a lever that requires five to six pounds of force to operate. However the water spout is 38 inches (a.f.f) and should be no higher than 36 inches

#### **Obstacles That Limit Mobility or Access**

- 1) The water spout is 38 inches (a.f.f) and should be no higher than 36 inches

**ADAAG – Section 602.4 – (Plumbing Elements and Facilities Spout Height)**

**AAB – Section 36.4 – (Drinking Fountain Spout Height)**

**Action Items** – 1) Lower drinking fountain two inches. 2) Remove boxes from underneath the drinking fountain.



### **Ground Floor Drinking Fountain**

To my knowledge, there are no public telephones located on either floor. The fire alarms that are scattered on both floors at multiple locations feature both flashing lights and audible signals so people who are deaf and or hard of hearing will be alerted in case of a fire in the building.