

West Barnstable Community Building



Town of Barnstable ADA Transition Plan

July 2021



Institute for Human Centered Design

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Background

Year Renovated: 2021

The West Barnstable Community Building is located at 2377 Meetinghouse Way in West Barnstable, just west of Lombard Baseball Field and northwest of Luke’s Love Playground. Most recently renovated in 2021, the building includes a basement and a first floor. The Community Building is used as a polling station and for community forums and meetings such as a new mother’s group, Alcoholics Anonymous and a bridge club.

There are three (3) entrance/egresses including an accessible ramped entrance/egress on the northeast side that connects to the first floor, a first-floor entrance/egress that is accessed via a staircase on the southwest side of the building, and a second accessible entrance/egress at the basement level on the northwest side of the building. A parking lot with 20 spaces is located to the southwest of the Community Building. The parking lot includes one (1) car accessible and one (1) van accessible parking space, and a walkway that extends from the accessible parking around the southern perimeter of the building to the accessible ramped entrance.

The basement and first floor are connected by a set of stairs. The basement includes single-user men’s and women’s toilet rooms, but the only accessible route to the basement toilet rooms is from the exterior basement entry door. The remainder of the basement level is used for storage and is not open to the public. The first floor contains two (2) community meeting rooms, a sink in a hallway between the community meeting rooms and one (1) single-user women’s toilet room with a lavatory.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues with exterior accessible routes include walkways with running slopes that are greater than allowed, excessive changes in level and surfaces that are not maintained

in operable working condition (they have cracks and potholes in some areas).

Interior Accessible Routes

The key accessibility issue with interior accessible routes is lack of an interior accessible route from the first floor to the basement where the only men’s toilet room is located.

Note: Presently there is an accessible single-user women’s toilet room on the first floor. As all the programming takes place on the first floor, the sign at that toilet room should be changed to indicate that it is an All Genders toilet room. This will eliminate the need for visitors who cannot descend the interior stairs and who do not use a women’s toilet room to have to exit and circle the building to access the basement-level men’s toilet room.

The following is an example of an “All Genders” toilet room sign for an accessible single-user toilet room. A compliant sign must also include raised characters and braille.



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Toilet Rooms

Accessibility issues with both the men's and women's basement single-user toilet rooms include lack of side and rear grab bars and lack of the minimum required knee and toe clearance at a baby changing station. In the women's basement single-user toilet room, the toilet centerline is closer to the side wall than allowed. In the men's basement single-user toilet room, the toilet centerline is farther from the side wall than allowed. On the first floor, the women's single-user toilet room toilet has a flush control that is not on the open/transfer side, the toilet centerline is farther from the side wall than allowed, and a paper towel dispenser protrudes into the circulation path.

Doors

Accessibility issues with doors include lack of the minimum required pull-side maneuvering clearance at the entry to the basement level and at the entry door to the small community room. There are also doors with hardware that requires tight gripping, pinching and twisting of the wrist.

Stairs

Accessibility issues with stairs include missing handrails on one side and handrails with noncompliant cross sections on the interior stairs between the first floor and basement.

Signage

Accessibility issues with signs include lack of a sign at the inaccessible entrance directing visitors to the nearest accessible entrance. There is also a lack of raised characters and braille on some designation signs, lack of egress signs with raised characters and braille, a lack of signs at inaccessible egresses directing visitors to the nearest accessible egress, and a lack of an illuminated sign with the International Symbol of Accessibility (ISA) at an egress door that opens directly to an accessible route.

Additional Accessibility Issues

- The bottom landing of the ramp to the first-floor accessible entrance has a slope that is greater than allowed.

- Coat hooks in hallways and in toilet rooms are higher than allowed.
- A defibrillator protrudes into the circulation path.

Order of Magnitude Cost Estimates

- Renovate exterior accessible routes: \$2,074
- Renovate toilet rooms: \$10,960
- Renovate doors (including providing an automatic door at the basement entrance and at the small community room entrance): \$7,238
- Renovate and provide compliant stair handrails: \$2,640
- Renovate and provide accessible designation, directional and egress signs: \$1,738
- Miscellaneous corrective actions (coat hooks, defibrillator, bottom ramp landing, etc.): \$2,082





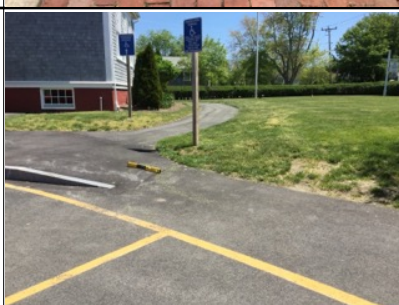
Total: \$26,732

Best Practice and Inclusive Design






Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing an adjustable height podium with knee and toe clearance.
- Recommend providing designation signs with raised characters and braille on the latch side of the door at all permanent rooms that lack designation signage.






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Route From Parking Lot	Ext.		Exterior Access Route	Sidewalk		Surface openings > 1/2" Level changes > 1/4"	10.5" 1"	Replace or reposition so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel. Alter change in level to be 1/4" high max. (Cost based on an asphalt patch.)	1	240	\$240
2	Route From Parking Lot	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	5.9%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on asphalt to reduce slope.)	1	240	\$240
3	Route From Parking Lot	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	15.8%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on asphalt to reduce slope.)	1	240	\$240
4	Route to Basement Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	5.3%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost for a brick paver patch to reduce slope.)	1	234	\$234
5	Route From Parking Lot to Accessible Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	4.7% 10.6%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). (Cost for asphalt to reduce slope.)	1	240	\$240






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6	Route From Parking Lot	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	5.9% 9.4%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). (Cost based on asphalt to reduce slope.)	1	480	\$480
7	Route From Parking Lot to Stairs	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	8.4%	Reduce running slope to be no steeper than 1:20 (5%). (Cost for asphalt to reduce slope.)	1	240	\$240
8	Route to Stairs	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Repair surface. (Cost based on an asphalt patch.)	1	160	\$160
Exterior Ramp												
9	Accessible Entrance Ramp Bottom Landing	Ext.		Exterior Ramp	N/A		Landing has a slope > 1:50 in either direction	6.1%	Alter so that the slope in all directions of the ramp landing is no greater than 1:50 (2.00%). (Cost for asphalt to reduce slope.)	1	240	\$240
Entrance												
10	Entrance Near Parking Lot	Ext.		Entrance	Main Entrance		Directional sign to accessible entrance not provided Threshold > 3/4" high	- 7"	Provide a directional sign indicating the location of the nearest accessible entrance. Alter threshold to be 3/4" high max.	1	496	\$496






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Basement Entrance	Ext.		Entrance	Other		Maneuvering clearance is not provided at recess > 6"	4"	Install an automatic door opener.	1	3060	\$3060
Emergency Exit												
12	Entrance Near Parking Lot	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	232	\$232
13	Basement Egress	B		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. If the exit sign is replaced with an illuminated exit sign, provide an illuminated International Symbol of Accessibility (ISA).	1	232	\$232
14	Accessible Entrance	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB) Automatic door opener not operable	- - -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. If the exit sign is replaced with an illuminated exit sign, provide an illuminated International Symbol of Accessibility (ISA).	1	232	\$232
Access to Goods and Services												
Interior Access Route												
15	Hallway and Door by Parking Lot	1		Interior Access Route	N/A		Obstructed by protruding objects	9.25"	Provide a cane-detectable barrier 27" max. above the finished floor.	1	306	\$306


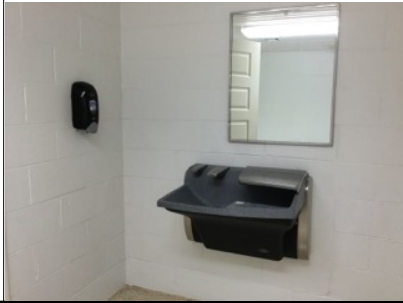



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Doors, Doorways, & Gates												
16	Small Community Room	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance not provided at recess > 6" Hardware not operable with a closed fist	6.5" -	Install an automatic door opener.	1	3060	\$3060
17	Large Community Room	1		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	484	\$968
Stairways												
18	Interior Stairs From First Floor to Basement	1		Stairways	Other		Handrail height < 34" or > 38" Handrail not provided on both sides Handrails do not extend 12" from stairs	41" - -	Alter so the handrails are 34"- 38" high above the floor. Provide handrail on one side. Top: Ensure handrails extend horizontally or wrap around the corner above the landing for 12" min. beginning above the first riser nosing. (Cost based on a 30' compliant wood railing.)	1	1320	\$1320
19	Interior Stairs From First Floor to Basement	B		Stairways	Other		Handrail not provided on both sides	-	Provide handrail on one side. (Cost based on a 30' compliant wood railing.)	1	1320	\$1320
Signage												
20	Women's Toilet Room	1		Signage	Designation		Signage is not provided	-	Change sign to a sign that indicates "All Genders" and that includes the International Symbol of Accessibility (ISA)	1	232	\$232





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21	Men's Toilet Room	B		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Visual characters < 40" above ground	- - 36"	Provide text with raised characters duplicated in braille on sign. Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor.	1	232	\$232
22	Women's Toilet Room	B		Signage	Designation		Raised characters not provided on sign Visual characters < 40" above ground Sign not located on the latch side of the door	- 36" -	Provide text with raised characters duplicated in braille on sign. Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
Operable Parts												
23	Hallway	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	70.5"	Relocate at least one coat hook so that controls are between 15"- 48" above the finished floor.	1	256	\$256
24	Women's Toilet Room	B		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	66.25"	Relocate hook so that controls are between 15"- 48" above the finished floor.	1	256	\$256
25	Men's Toilet Room	B		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	65.75"	Relocate hook so that controls are between 15"- 48" above the finished floor.	1	256	\$256

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Hallway	1		Operable Parts	Paper Towels		Forward reach if obstruction > 20"- 25" deep is > 44" high	48"	Ensure that the control for the paper towel dispenser is not higher than 44" above the finished floor.	1	256	\$256
Toilet & Bathing Rooms												
Overall Access												
27	Women's Toilet Room	B		Overall Access	Toilet Room		Not on an accessible route	20.5"	Reposition changing station so there is 27" min. knee clearance measured to the underside of the changing station.	1	256	\$256
28	Men's Toilet Room	B		Overall Access	Toilet Room		Not on an accessible route	20.5"	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	256	\$256
Single-User Toilet												
29	Women's Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Centerline < or > 18" (MAAB)	- 26.5"	Relocate the flush control to the open side. Relocate toilet so that the centerline is 18" from the side wall.	1	3202	\$3202
30	Women's Toilet Room	B		Single-User Toilet	N/A		Centerline < or > 18" (MAAB) Grab bar not provided	15.75" -	Relocate toilet so that the centerline is 18" from the side wall. Provide one grab bar on the side wall of the toilet and one on the rear wall.	1	3726	\$3726

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31	Men's Toilet Room	B		Single-User Toilet	N/A		Centerline < or > 18" (MAAB) Grab bar not provided	22.5" -	Relocate toilet so that the centerline is 18" from the side wall. Provide one grab bar on the side wall of the toilet and one on the rear wall.	1	3726	\$3726
Dispensers												
32	Women's Toilet Room	1		Dispensers	431		Dispenser acts as a protruding object	10"	Relocate dispenser out of the circulation path or provide a cane-detectible barrier 27" max. above the finished floor.	1	306	\$306
Best Practice												
Exterior Stairs												
33	Entrance Near Parking Lot	Ext.		Exterior Stairs	N/A				Recommend providing compliant handrails with a compliant cross section and railing extensions below the top and bottom riser on both sides of exterior stairs.	1	-	\$0
Podium												
34	Large Community Room	1		Podium	N/A				Recommend providing an adjustable height podium with knee and toe clearance.	1	-	\$0