

Comfort Station at 249 North Street



ADA Transition Plan

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Background

The comfort station located at 249 North Street is open 9:00 AM – 9:00 PM and features men's and women's multi-user toilet rooms.

The entrances to the toilet rooms are through a ramp and a step. The men's toilet room consists of two (2) lavatories, two (2) urinals, and two (2) toilet compartments including an accessible compartment. The women's toilet room consists of three (3) lavatories, two (2) toilet compartments, and one (1) accessible toilet compartment. Amenities around the comfort station include a bench and a trash container.

Key Accessibility Issues

- Ramp leading to the toilet rooms lacks edge protection.
- Bench and trash container are not located on an accessible route.
- Excessive cross slope and change in level at the path near the toilet rooms.
- Designation signs lack braille and raised characters and are not located on the latch side of the door.
- The door to the women's toilet room lacks maneuvering clearance on the pull side (interior).
- Accessibility issues inside the toilet rooms include lack of self-closing hinge at the doors leading to the accessible compartments, lack of a pull handle at the doors to the accessible compartments and toilet paper dispensers mounted above the grab bars.

Note: See report for the parking lot located at 249 North Street – West for accessibility issues regarding the accessible spaces near the comfort station.

Order of Magnitude Cost Estimates

- Provide edge protection at the ramp: \$1,260
- Provide a curb ramp: \$2800
- Miscellaneous corrective actions (accessible routes, toilet rooms, signage, etc.): \$4,926

Total: *\$8,986

***Note:** Cost to address the cross slope and change in level at the walkway next to the toilet rooms is not included.

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 replacing sign that says "Handicapped Accessible" with one that says "Accessible Toilet Rooms".
- Recommend providing a directional sign on the south side of the building (path from Main Street) indicating the location of the accessible entrance to the toilet rooms.
- Recommend insulating pipes at all lavatories so people with disabilities can use any of the lavatories.

**Town of Barnstable
Comfort Station at 249 North Street**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Walkway Near Toilet Rooms	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	5.7%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
2	Towards Toilet Rooms	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	0.75"	Alter change in level to be 1/4" high max. (Cost for a 4'x4' concrete patch.)	1	256	\$256
3	Walkway Near Parking Lot	Ext		Exterior Access Route	Walkway		Level changes > 1/4"	0.75"	Alter change in level to be 1/4" high max.	1	-	\$0
4	Walkway Near Parking Lot	Ext		Exterior Access Route	Exterior		Accessible route not provided	-	Provide a curb ramp to ensure an accessible route is provided to the bench and trash container.	1	2800	\$2800
Access to Goods and Services												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
5	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	15.9"	Provide an automatic door opener.	1	3060	\$3060
Ramps												
6	Exterior Ramp to Comfort Station	Ext.		Ramps	Exterior		Edge protection < 4" high	-	Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface.	1	1260	\$1260
Signage												
7	Men and Women's Toilet Rooms	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Mount signs so that the baseline of the lowest tactile character is 48" min. above the finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Locate signs alongside the door on the latch side.	2	232	\$464
Bike Racks												
8	Parking Lot to Sidewalk	Ext.		Bike Racks	N/A		Not connected to an accessible route	-	Ensure bike racks are connected to an accessible route.	1	Labor	\$0
Toilet & Bathing Rooms												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Overall Access												
9	Men's Toilet Room	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0
10	Women's Toilet Room	1		Overall Access			Audible and visible alarms not provided		When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0
Toilet Compartment												
11	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Coat hook > 48" Door pull not provided	- 65.5" -	Repair hinge. Lower coat hook so that it is no higher than 48". Provide a door pull on both sides of the door near the latch.	1	220	\$220
12	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Coat hook > 48" Door pull not provided	- 64.5" -	Repair hinge. Lower coat hook so that it is no higher than 48". Provide a door pull on both sides of the door near the latch.	1	220	\$220
13	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser	-	Relocate toilet paper so that it is located under the grab bar and higher than 15" above the finished floor; and between 7" and 9" from the front of the toilet.	1	353	\$353

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
14	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser	-	Relocate toilet paper so that it is located under the grab bar and higher than 15" above the finished floor; and between 7" and 9" from the front of the toilet.	1	353	\$353
Best Practice												
Lavatories												
15	Women's Toilet Room	1		Lavatories	N/A				Recommend insulating pipes at all lavatories.	1	-	\$0
Signage												
16	Landing to Toilet Rooms	Ext.		Signage	N/A				Recommend replacing the sign with one that says "Accessible Toilet Rooms".	1	-	\$0
17	Walkway Near Toilet Rooms	Ext.		Signage	N/A				Recommend providing a directional sign at this location.	1	-	\$0