

Marine and Environmental Affairs



ADA Transition Plan

October 2021



Institute for Human Centered Design

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Background

Year Built: 1986 Year Renovated: 2016

The Marine and Environmental Affairs building is located at 1189 Phinney's Lane in Centerville. It is a one (1) story building that was built in 1986 and renovated in 2016. There is one (1) accessible entrance/egress door. The only area that the public can access is the reception area and two (2) toilet rooms

The parking lot has 19 parking spaces including one (1) accessible space. The lobby has two service counters. The office is open to the public Monday to Friday from 8:30 am to 3:30 pm.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues with exterior accessible routes include a walkway to the entrance with a running slope that is greater than allowed, excessive change in level and a surface that is not maintained in operable working condition.

Parking

Accessibility issues include lack of a "Van Accessible" designation sign at the van accessible space and an access aisle that has a cross slope greater than allowed.

Interior Accessible Routes

All service counters, including the exterior service counter, exceed the maximum height permitted.

Toilet Rooms

Accessibility issues include toilet seat mounted lower than the minimum height allowed (men's), toilet seat located further from the side wall than the maximum allowed, and grab bars are installed lower than the minimum allowed (women's). Additional issues include noncompliant toilet paper dispensers, and the flush control is not on the open/transfer side (women's).
Compartment doors have malfunctioning self-closing hinges and

coat hooks are installed higher than the maximum allowed. Plumbing underneath both men's and women's lavatories is exposed, and mirrors are installed higher than the maximum allowed. Toe and knee clearance is not provided (women's lavatory), and the urinal is installed higher than the maximum height allowed (men's). Other issues include lack of an audible and visible alarm and dispensers are installed higher than the maximum allowed.

Additional Accessibility Issues





- Accessible egress door lacks an illuminated sign with the International Symbol of Accessibility (ISA) and a sign with braille and raised characters mounted on the latch side of the door.
- Lack of accessible service counters (reception counters and exterior counter).
- Signage at toilet rooms lacks raised characters and braille and the signage is not located on the latch side of the door.
- Door hardware is not operable with closed fist.
- AED box acts as a protruding object.
- Lack of maneuvering clearance at entrance and at toilet room doors.

Order of Magnitude Cost Estimates





- Renovate toilet rooms: \$25,294
- Provide automatic door openers: \$9,180
- Renovate Parking Lot: \$1,940
- Miscellaneous corrective actions (signage, exterior accessible routes, cane-detectable barrier, hardware, service counters, etc.): \$5,356

Total: \$41,770






**Town of Barnstable
Marine Environmental Affairs**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Main Entrance	1		Exterior Access Route	Exterior		Surface openings > 1/2" Route not maintained in operable working condition	2" -	Renovate so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel. Ensure the accessible route is maintained in operable working condition. (Cost provided in ID #2.)	1	-	\$0
2	Main Entrance/ Egress	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Level changes > 1/4"	12.1% 0.75"	Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max. (Cost estimate of 4' wide min. by 6' long asphalt path.)	1	240	\$240
Off-Street Parking Lot or Garage												
3	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at access aisle > 1:50 (2.00%)	3.6%	Reduce running or cross slope to be no steeper than 1:50 (2.00%).	1	1440	\$1440
4	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible"	-	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	500	\$500




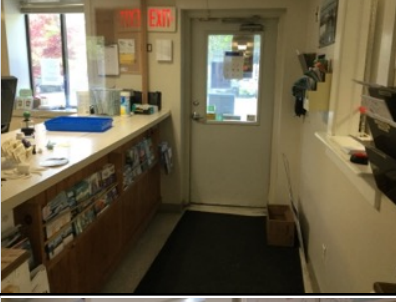

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Entrance												
5	Main Entrance	1		Entrance	Main Entrance		Maneuvering clearance is not provided	5"	Provide an automatic door opener.	1	3060	\$3060
Emergency Exit												
6	Main Entrance/ Egress	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB) Maneuvering clearance not provided at recess > 6"	- - 11"	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). (Cost of automatic door opener provided in ID #5.)	1	432	\$432
Access to Goods and Services												
Interior Access Route												
7	Reception to Toilet Rooms	1		Interior Access Route	N/A		Route < 36" wide	28.75"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
8	Men's Toilet Room	1		Interior Access Route	N/A		Route < 36" wide Obstructed by protruding objects	24" 12"	Remove furniture to ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0



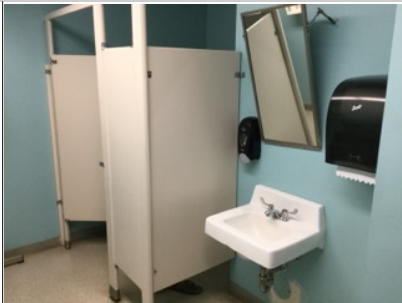

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
9	Corridor to Toilet Rooms	1		Interior Access Route	N/A		Obstructed by protruding objects	7"	Provide a cane-detectable barrier.	1	306	\$306
10	Service Counters	1		Interior Access Route	N/A		Obstructed by protruding objects	5.25"	Provide a cane-detectable barrier.	1	306	\$306
Doors, Doorways, & Gates												
11	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	16.5"	Install an automatic door opener.	1	3060	\$3060
12	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 6"	10"	Install an automatic door opener.	1	3060	\$3060
13	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist No visible fire alarm provided within room	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. When fire system is updated, ensure that a visible fire alarm is installed in each room.	1	484	\$484


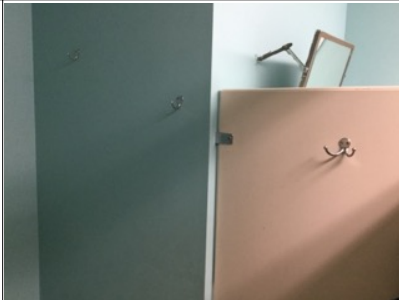
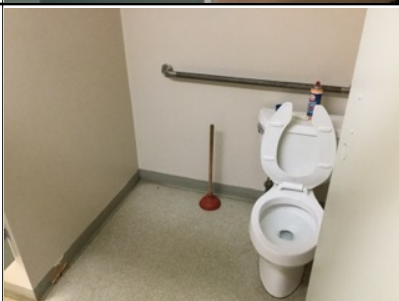
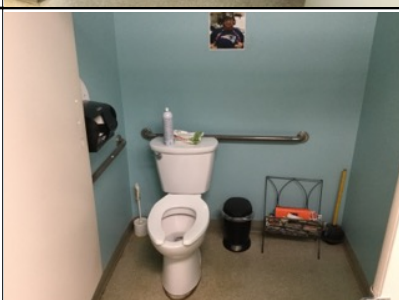

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
14	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist No visible fire alarm provided within room	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. When fire system is updated, ensure that a visible fire alarm is installed in each room.	1	484	\$484
Signage												
15	Women's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
16	Men's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
Service Counter												
17	Reception	1		Service Counter	N/A		Counter > 36" high	42.75"	Provide a counter that is 36" max. above the finished floor.	1	880	\$880
18	Reception	1		Service Counter	N/A		Counter > 36" high	44.5"	Provide a counter that is 36" max. above the ground.	1	880	\$880



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	COVID Service Counter by Main Entrance	Ext.		Service Counter			Counter > 36" high	46.5"	Provide a counter that is 36" max. above the finished floor.	1	880	\$880
Operable Parts												
20	Reception Area	1		Operable Parts	Other		Side reach > 54"	65"	Relocate brochures so that controls are between 15" - 48" above the finished floor.	1	Labor	\$0
Toilet & Bathing Rooms												
Lavatory												
21	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	23.5" 47" 43.5"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	2034	\$2034
22	Men's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 50"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	348	\$348

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Toilet Compartment												
23	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
24	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Coat hook > 48"	- 64"	Repair hinge. Lower coat hook so that it is no higher than 48".	1	150	\$150
25	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Toilet seat <17" or > 19" high Non-compliant toilet paper dispenser Clearance at toilet < 72" clear depth (MAAB) Centerline < or > 18" (MAAB)	14.5" 47.75" 71.5" 16.5"	Install a toilet with a seat height 17"- 19" above the floor. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet. Provide a wheelchair accessible compartment that is 60" wide and 72" deep. Relocate toilet so the centerline is 18" from the side wall.	1	9266	\$9266
26	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Flush control not on open side Non-compliant toilet paper dispenser Clearance at toilet < 72" clear depth (MAAB) Centerline < or > 18" (MAAB)	31" - 41.5" 67.75" 19"	Locate grab bars between 33"- 36" above the finished floor. Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet. Provide a wheelchair accessible compartment that is 60" wide and 72" deep. Relocate toilet so the centerline is 18" from the side wall.	1	9842	\$9842
27	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48"	65.5"	Lower coat hook so that it is no higher than 48".	1	150	\$150

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Urinal												
28	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high Flush control too high or not properly located	23.5" 51.75"	Provide at least one urinal with the rim no higher than 17" above the finished floor. Mount flush control at 44" max. above the finished floor.	1	3248	\$3248
Dispensers												
29	Men's Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 42" high	51.25"	Relocate so the operable part is 42" max. above the finished floor.	1	256	\$256