



**ADA ASSESMENT REPORT**  
**COMCARE – RAINBOWS UNITED**  
**603 S. ERIE, WICHITA, KS**  
**Report Date: July 31, 2008**

The following ADA site assessment was performed on July 16, 2008 upon request of April Powell, Project Manager for Sedgwick County Project Services.

- It is understood that no plans for renovation or alterations exist for this facility. As such, this building qualifies as an “Existing Building” under that ADA. Should alterations occur in the future, any alterations should be undertaken in compliance with 4.1.6 Accessible Buildings: Alterations.
  - If existing elements, spaces, or common areas are altered, then each such altered element, space, feature, or area shall comply with the applicable provisions of 4.1.1 to 4.1.3.
  - If alterations of single elements, when considered together, amount to an alteration of a room or space in a building or facility, the entire space shall be made accessible.
  - Alterations to an Area Containing a Primary Function: In addition to the requirements of 4.1.6(1), an alteration that affects or could affect the usability of or access to an area containing a primary function shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the altered area and the restrooms, telephones, and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, unless such alterations are disproportionate to the overall alterations in terms of cost and scope.
- Under the County’s Transition Plan for existing facilities, all areas that are open to the public shall be made accessible to comply with the Title II requirements for program access. The following structural inconsistencies exist and require correction to ensure program access.

**ACCESSIBLE PARKING**



**EXISTING CONDITION:** Parking spaces are not accessible due to grass and weeds growing in cracks in the parking area, access aisle, and along the route to the building. ADAAG requires parking areas and access aisles to be level with surface slopes not exceeding 1:50 (2%) in all directions. The slopes of the paved area are compliant; however the grass growing from cracks creates abrupt changes in level and slopes which exceed 2%. (ADAAG 4.6.3)

**RECOMMENDATION:**

Remove grass and weeds, and repair cracks so that abrupt changes in level and slopes exceeding 2% do not occur.

Priority: H



**EXISTING CONDITION:** A designated van accessible parking space exists (one space is 11' wide with a 5' access aisle, which meets universal design requirements and complies with Wichita city code), but van accessible signage does not. If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a).

**RECOMMENDATION:** Provide van accessible signage at, at least, one van accessible parking space. This should be installed at the 11' wide parking space.

(ADAAG 4.6.4)

Priority: M

**EXISTING CONDITION:** No accessible parking is provided at the front of the building, and signage is not provided to direct the public to the accessible parking at the back of the building.

**RECOMMENDATION:**

Provide directional signage such that visitors arriving from the east and north are directed to the accessible parking spaces.

Priority: VH

### ACCESSIBLE ROUTE



**EXISTING CONDITION:** Not all inaccessible entrances provide directional signage to indicate the nearest accessible entrance, and accessible entrance does not provide the symbol of accessibility. According to ADAAG, the symbol of accessibility must exist at accessible entrances when not all are accessible and inaccessible entrances shall have directional signage to indicate the route to the nearest accessible entrance.

**RECOMMENDATION:**

Provide the symbol of accessibility on accessible entrances and provide directional signage at inaccessible (public) entrances.

(ADAAG 4.1.2(7)(c))

Priority: VH





**EXISTING CONDITION:** A portion of the sidewalk along the fence (on route from parking to building) is not accessible due to cross slopes over 2%. According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50 (2%).

(ADAAG 4.3.7)

**RECOMMENDATION:**

Modify the sidewalk in front of accessible parking so the cross slope complies with ADAAG specifications and does not exceed 2%.

**Priority: L**



**EXISTING CONDITION:** An abrupt change in level of 3/4" exists on the path of travel (sidewalk) leading from the parking to the building. According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)).

(ADAAG 4.3, 4.3.7, 4.5.2)

**RECOMMENDATION:**

Modify sidewalk so that abrupt changes in level do not occur.

**Priority: M**



**EXISTING CONDITION:** A ramp exists to provide access to the building; however the ramp lacks full compliance due to the following structural inconsistencies:

- **Slopes exceed 1:12 (8.33%).** Slopes between 8.5% and 10.8% were measured. According to ADAAG, any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with

4.8. The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. (ADAAG 4.8.1, 4.8.2)

- **Abrupt changes in level (up to 1") exist on the ramp due to boards with nails that have come loose.** According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). (ADAAG 4.3, 4.3.7, 4.5.2)



- **Handrails do not meet ADAAG specifications.** According to ADAAG, if a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails shall comply with 4.26 and 4.8.5. (ADAAG 4.8.5, 4.26)
- **Landing where ramp changes direction does not meet ADAAG requirements.** ADAAG that if ramps change direction at landings, the minimum landing size shall be 60 in by 60 in (1525 mm by 1525 mm). The existing landing is 3'-9" x 6'-7 1/2". (ADAAG 4.8.4)



- **The bottom run of the ramp is too long at 34'.** ADAAG specifies that the maximum rise for any run shall be 30 in (760 mm) (see Fig. 16). The existing ramp run exceeds this requirement. (ADAAG 4.8.2)

**RECOMMENDATION:**

Modify ramp so that it complies with ADAAG specifications. (ADAAG 4.8)

**Priority: M**



**EXISTING CONDITION:** ADAAG compliant handrails are not provided at stairs. ADAAG requires handrails at both sides of all stairs. Handrails shall comply with 4.26 and 4.9.4.

**RECOMMENDATION:**

Since a ramp and directional signage will be provided, stairs are not part of the accessible route. In new construction, stairs are required to comply with ADAAG. However, this is existing construction, and as such stairs are allowed to remain in their current configuration. Although not required, ADAAG compliant handrails should be considered as a safety and accessibility improvement.



## INTERIOR



**EXISTING CONDITION:** A series of three raised platforms exist at the back of the building. The two upper platforms are not accessible due to a 5” step at each level. COMCARE staff explained that this area is used for a “quiet time” area where children can read. They explained that the area is not used as a “stage” where children would perform from the highest level. A ramp exists to provide access to the lowest of the three platforms so that a child with a disability would have access to the lower level of this area.

**RECOMMENDATION:** No action required at this time.

Note: COMCARE staff shall ensure that “program access” is always provided, and a child with disabilities could participate in the same programs and activities as other children. A child shall not be denied opportunities (or interaction/integration with other children) due to the lack of access to the upper levels of these platforms.



**EXISTING CONDITION:** A ramp exists to provide access to the lowest of the three raised platforms at the back of the facility; however the ramp is not compliant with all ADAAG requirements. The ramp is blocked by furniture (COMCARE staff explained that children were using the ramp to run circles); however, staff explained that the furniture would be moved immediately if a person with a disability entered the facility. The slope of the existing ramp, at 6.9%, is compliant. However the ramp has a number of other structural inconsistencies that require modification.

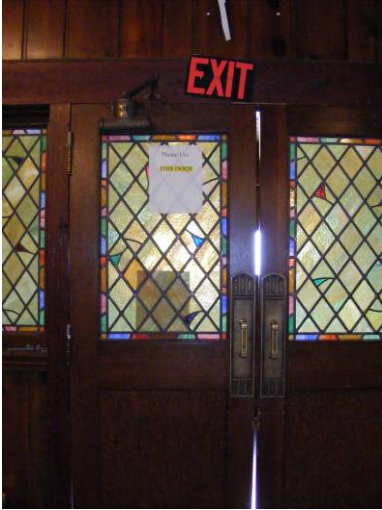
(ADAAG 4.8)

- **Abrupt changes in level over 1/4” exist at the top and bottom of the ramp.** According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)).  
(ADAAG 4.3.8, 4.5.2)
- **The ramp has a rise of 7” and no handrails are provided.** ADAAG requires that if a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides.  
(ADAAG 4.8.5, 4.26)

**RECOMMENDATION:** Modify ramp so that it complies with all ADAAG requirements (ADAAG 4.8).

- Modify thresholds at top and bottom of ramp so that abrupt changes in level do not occur.
- Provide ADAAG compliant handrails. Ensure that the minimum clear width of the ramp is 36” between handrails (ADAAG 4.8.3), and that edge protection is provided at the south side of the ramp (ADAAG 4.8.7).
- Ensure that ADAAG compliant landings exist at the top and bottom of the ramp (ADAAG 4.8.4). ADAAG requires ramps to have clear and level landings at the bottom and top of each ramp. Landings shall have the following features: (1) The landing shall be at least as wide as the ramp run leading to it. (2) The landing length shall be a minimum of 60 in (1525 mm) clear.

Priority: M



**EXISTING CONDITION:** Exit signs are not also provided in Braille. Signs that identify permanent rooms and spaces (room numbers, exit signs, and restrooms) are required to be provided in Braille, mounted at the latch side of doorway openings. The New ADAAG provides specific guidance on the location of signage. Tactile characters on signs are to be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. (ADAAG 4.1.3(16), 4.30 & New ADAAG 703)

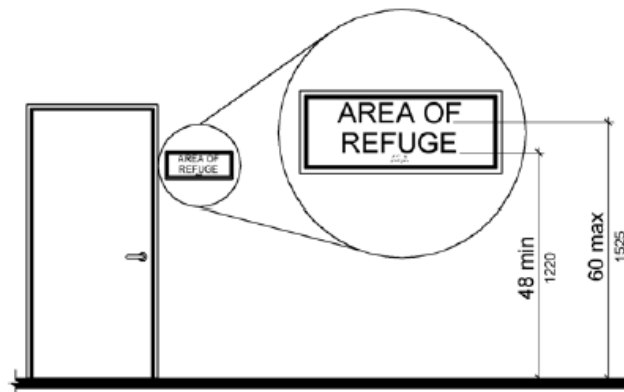
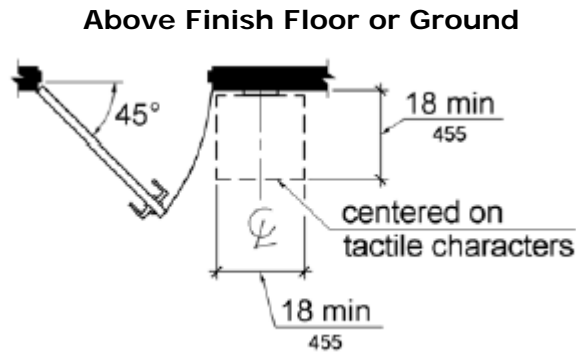


Figure 703.4.1 Height of Tactile Characters

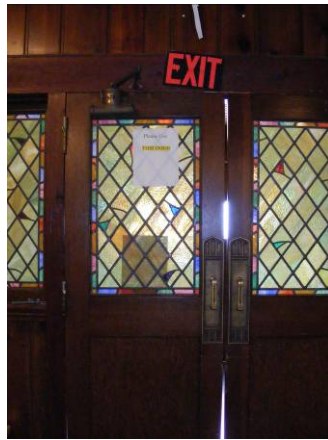


**Figure 703.4.2 Location of Tactile Signs at Doors**

**RECOMMENDATION:**

Provide Braille signage at all locations where exit signs exist. Mount signage so that it complies with the new ADAAG 703.4.1 and 703.4.2. Use the 60” maximum dimension to establish the mounting height.

**Priority: H**



**EXISTING CONDITION:** Main entrance doors (at both the east exterior and interior vestibule) provide less than 32” clear opening (only 27-1/2” – 28-1/2” clearance is provided). ADAAG requires double leaf doorways to have at least one leaf that provides a clear 32” opening. Doors, leading to accessible facilities, are required to have a minimum clear opening of at least 32-inches measured with the door open 90-degrees. (ADAAG 4.13)

**RECOMMENDATION:**

Modify doors to ensure that all doors used by the public comply with ADAAG specifications for clear opening width.

- Note: The interior vestibule doors have decorative stained glass that may be of special significance. An alternate solution for these interior doors may be to provide signage which indicates, “These doors to remain open during business hours to ensure accessibility,” and keep the doors held open during business hours.

**Priority: VH**



**EXISTING CONDITION:** The push/pull weight of the interior entrance vestibule doors is too heavy. ADAAG requires that the maximum pressure required to push or pull open a door be 5-pounds or less. (ADAAG 4.13.11)

**RECOMMENDATION:**  
Modify the door closers to comply with ADAAG specifications.

**Priority: VH**



**EXISTING CONDITION:** Stairway and basement are inaccessible due to numerous inconsistencies. Inconsistencies include, but are not limited to: Round door hardware, clear width of door is only 27-1/2", non-compliant handrails, and basement inaccessible due to steps.

**RECOMMENDATION:**  
It was understood that this entrance and the basement are used by employees only (not open to the public). As such, modifications are not required unless necessary to accommodate an employee with a disability.



**EXISTING CONDITION:** The sign in table does not provide appropriate knee clearance; however, no chairs are provided and the intent does not appear to provide seating at the table. According to ADAAG, if seating for



people in wheelchairs is provided at tables or counters, knee spaces at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided (see Fig. 45). The existing table only provides 25-inches of height. (ADAAG 4.32, 7.2)

**RECOMMENDATION:**

Since seating does not appear to be provided at this table, this table should comply with provisions for providing goods or services (ADAAG 7.2). ADAAG requires a minimum 36-inch long portion of sales or service counters (or tables) to be a maximum height of 36-inches. Since the tabletop is 29" high, it does meet this requirement and modification is not necessary at this time.

**RESTROOM**

*NOTE: ADAAG does allow some exceptions for water closets, toilet stalls, and lavatories used primarily by children. These exceptions provide alternate dimensions for children's use. However, it was understood from conversations with staff that this restroom is the only restroom for public use, as well as the only accessible restroom (a staff-only inaccessible restroom exists at the basement). Since this restroom may need to serve adults with disabilities (parents of children), children, or an employee with a disability, it is recommended that the standard ADAAG guidelines be met.*



**EXISTING CONDITION:** The flush control for the water closet is located on the wall side. ADAAG requires that controls for flush valves be mounted on the wide side of toilet areas no more than 44 in above the floor.

(ADAAG 4.16.5)

**RECOMMENDATION:**

Modify the water closet so that the flush valve is on the wide side of the toilet area (not on the wall side).

**Priority: M**

**EXISTING CONDITION:** Height of water closet is too low at 15-1/2".

Per ADAAG, the height of water closets shall be 17 in to 19 in (430 mm to 485 mm), measured to the top of the toilet seat.

(ADAAG 4.16.3)

**RECOMMENDATION:**

Modify the water closet so that the seat height complies with ADAAG requirements.

**Priority: H**

**EXISTING CONDITION:**

Toilet is centered 21 inches from the wall. According to ADAAG, accessible water closets must be centered at 18-inches from the sidewall per Figure 28.

(ADAAG 4.16)

**RECOMMENDATION:**

Modify water closet to comply with ADAAG specifications.

**Priority: H**



**EXISTING CONDITION:** The side grab bar is too short at 24". There is no back grab bar. Additionally, the grab bar is mounted too high (at 37-3/8" A.F.F.) and is located incorrectly.

ADAAG requires that grab bars are mounted at a height between 33 and 36 inches measured to the top of the grab bar. According to ADAAG, grab bars for water closets not located in stalls shall comply with 4.26 and Fig. 29. The grab bar behind the water closet shall be 36 in (915 mm) minimum.

(ADAAG 4.16.4, 4.26)

**RECOMMENDATION:**

Provide a grab bars at the water closet, which comply with ADAAG specifications.

**Priority: H**



**EXISTING CONDITION:** The toilet paper dispenser is inappropriately located. The current ADAAG does not specify a horizontal distance from the toilet. The new ADAAG (604.7) will require the relocation of the dispenser horizontally to a location 7 to 9 inches forward of the toilet.

(New ADAAG 604.7)

**RECOMMENDATION:**

Relocate toilet paper dispenser to comply with the new ADAAG requirements.

**Priority: H**



**EXISTING CONDITION:** Insufficient knee clearance (for adults) is provided at the lavatory. Knee clearance of 27-7/8” is provided. ADAAG requires lavatories to be mounted with the rim or counter surface no higher than 34 in (865 mm) above the finish floor and provide a clearance of at least 29 in (735 mm) above the finish floor to the bottom of the apron. Knee and toe clearance shall comply with Fig. 31.

EXCEPTION 1: Lavatories used primarily by children ages 6 through 12 shall be permitted to have an apron clearance and a knee clearance 24 in (610 mm) high minimum provided that the rim or counter surface is no higher than 31 in (760 mm).

EXCEPTION 2: Lavatories used primarily by children ages 5 and younger shall not be required to meet these clearances if clear floor space for a parallel approach complying with 4.2.4 is provided.

(ADAAG 4.19)

**RECOMMENDATION:**

Modify lavatory to comply with ADAAG specifications.

Priority: H

**EXISTING CONDITION:** Pipes under the lavatory are not insulated. Pipes under lavatories are required to be insulated or otherwise configured to avoid contact.

(ADAAG 4.19.4)

**RECOMMENDATION:**

Provide pipe protection or insulation to insure at least one lavatory complies with ADAAG specifications.

Priority: VH

**PLAY AREA**



**EXISTING CONDITION:** A stable, firm and slip resistant surface does not exist leading to the individual play components and play structure exit points; and does not exist in the use zone around the play facilities. It was unclear if the play area is used by the COMCARE program, or if it belongs to the adjacent church. During the site visit, children playing outdoors did not enter the play area.

- Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore,



not enforceable guidance. Two such documents exist; the Play Areas, Final Rule, October, 18th, 2000 (Play Areas Final Rule); and the New ADAAG, November 24th, 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. Accessible routes do not lead to the play equipment, due to surface cross slopes greater than 1:50, running slopes greater than 1:12, and abrupt changes in level greater than ½-inch. In other words, the existing ground surface (sand and grass) is not considered an accessible surface.

**RECOMMENDATION:**

To ensure an accessible route surface, not requiring regular maintenance, which is also impact attenuating, it is recommended that one accessible path of travel, be installed which consists of either rubber tiles or poured rubber, leading to each single play component and exit points of the play structures. It is also recommended that a rubber surface be provide in the use zones of each single play component and the composite play structure. However, such rubber surface is not technically required by the available accessibility guidance, but may be required by the general program access provisions of Title II. (Note: A well maintained wood fiber surface, as defined in (Building Block 16), is also considered accessible under the conditions that such surface is maintained regularly.

- Note: The alternative is to lock the gate or otherwise ensure that play equipment is not used by the COMCARE program.

**Priority: M**

**PRIORITY LEVELS**

Priority VH = Correct within 1 year  
Priority M = Correct within 5 years

Priority H = Correct within 3 years  
Priority L = Correct within 10 years

**REFERENCES**

For more information, the above referenced ADAAG guidelines are available at:

<http://www.access-board.gov/adaag/html/adaag.htm>

For more information, the above referenced New ADAAG (& ABAAG) guidelines are available at:

<http://www.access-board.gov/ada-aba/final.htm>