Sedgwick County, Kansas – Historic Courthouse Americans with Disabilities Act Transition Plan

(510 N. Main)

December 2006



Prepared by

DMCG

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In conjunction with

Sedgwick County and the Wichita/Sedgwick County Access Advisory Board

Locations	Structural Inconsister	ıcies	Recommended Corrections/Modifications to Ensure Program Access	M	riter L=lov =medi H=hig	v, ium,			ental Technical ormation	Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
1. Parking	On-street accessible parking does not exist serving this facility.	4.1.2(5)(a), (b), 4.6	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). In addition, ADAAG requires one in every eight accessible spaces, but not less than one, to be served by an access aisle 96 in (2440 mm) wide minimum and to be designated "van accessible." Provide at least one accessible parallel parking space at the east side of this facility and at least one accessible parallel parking space at the west side. Note: Ensure that accessible spaces are located so that individuals with disabilities have a fully accessible path of travel to pedestrian sidewalks, entrances or other pedestrian pathways.	V H	Н	M	1/2	\$5,000	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin, for greater clarification).			
3. Ground Floor - Restrooms	The toilet stalls in both the men's and women's restrooms do not provide appropriate clear floor space.	4.23	The existing configuration of the accessible stalls does not comply with ADAAG accessible stall specifications. The existing stalls are too narrow at 36-inches wide (men's) and 49-inches wide (women's) (60-inches required) and both are too short (90-inches minimum required). Modify the existing stalls to comply with ADAAG specifications, if doing so is technically feasible.	M	M		<u>6</u> <u>9</u>	\$8,000	Restroom Figures – Building Blocks 9			
4. Ground Floor - Restrooms	Pipes under the lavatories in both the men's and women's restrooms are not insulated.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Ensure at least one lavatory in each restroom complies with ADAAG specifications.	L ®	M		7	\$100	See Attachment 4 – <u>Lavatory</u> <u>Specifications</u>			
5. Ground Floor - Restrooms	In the women's restroom, six toilet stalls exist, and there is not an alternate stall.	4.22.4	In restrooms where six or more stalls exist, one fully accessible stall is required and one alternate stall. This restroom has six toilet stalls, but there is not alternate stall. Modify one of the six toilet stalls to comply with ADAAG alternate stall specifications.	M	Н	M	N A	\$3,000	See the Alternate Stalls figure for more details.			

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6. Ground Floor - Restrooms	Coat hooks, in the women's restroom, are located too high.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6. Install a lowered coat hook making sure not to make the hook a protruding object. Recommend a maximum height of 48" A.F.F. so that installation also complies with the new ADAAG 308.	L	M	M	N A	\$100	Building Block 10 – Reach Ranges			
7. Ground Floor - Restrooms	The mirrors, in the men's restroom, are located too high at 48-inches.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirror.	L	M	M	7	\$100	ADAAG			
8. Ground Floor - Restrooms	The paper towel dispenser, in the men's restroom, is located too high measuring 58-inches to the highest operable part.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges. Recommend a maximum height of 48" A.F.F. so that installation also complies with the new ADAAG 308.	M		M	<u>5</u>	\$200	See Building Block #10 – Reach Ranges			
9. Ground Floor - Restrooms	The toilet paper dispenser, in the intended accessible stall of the men's restroom, is in the wrong location.	4.17	Toilet paper dispensers are required to be located as defined by ADAAG figure 29 , below the side grab bar. Relocate the toilet paper dispenser under the side grab bar, on the narrow side of the stall. The new ADAAG will require the centerline of the dispenser outlet to be $7-9$ " in front of the toilet (604.7).	M	M	M	9	\$200	Restroom Figures – Building Blocks 9			
10. Ground Floor - Restrooms	The urinal, in the men's restroom, is located too high and the urinal stall is too narrow at 22-inches wide.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinal has a rim located at 24-inches high. In addition, accessible urinals are required to provide a minimum stall width of 30-inches. Modify one urinal so that the rim is no higher than 17-inches and the stall width is at least 30-inches wide.	V L	M	M	8	\$2,500	See the Accessible Urinals figure for more details.			

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Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date Completed (Include initial)
11. Ground Floor - General	The counter, at Probation, is located to high at 42-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a minimum 36-inch long portion of the existing counter to a maximum height of 36-inches unless doing so would be a legitimate safety hazard.	M		M	1/1	\$2,000	ADAAG New ADAAG		
12. Ground Floor - General	The sign-in table, at Probation, does not provide appropriate knee clearance measuring 25-inches to the lowest part of the table.	4.32.3	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 <u>Fig. 45</u>). Ensure that at least one table is available, when necessary, which provides appropriate knee clearance.	M	Н	M	1/2	\$500	ADAAG		
13. Ground Floor - General	The counter, in the Court Clerk's Office, is located too high at 42-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a minimum 36-inch long portion of the existing counter to a maximum height of 36-inches.	M			1 5	\$2,000	ADAAG New ADAAG		
14. Ground Floor - General	A round door knob exists on the entrance door to the Court Clerk's Office.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify all doors that are used by the general public by replacing door knobs with lever-type hardware or installing add-on levers.	L	Н	M	1 5	\$500	See Attachment B - Accessible Door Hardware		
15. Ground Floor - General	The registration counter, at the Election Commission, is located too high at 42-inces.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a minimum 36-inch long portion of the existing counter to a maximum height of 36-inches or ensure that a counter, which complies with ADAAG specifications, is available, when necessary, in close proximity to the existing counter.	M	Н	M	N A	\$2,000	ADAAG New ADAAG		

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16. Second Floor - Restrooms	The men's and women's restrooms are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, narrow stalls, toilet paper dispenser wrong location, no lowered urinal in men's, grab bars located too high (women's), coat hooks located too high, toilet seat covers located out of reach range, lavatory aprons too low, no insulated pipes under lavatories, knobs for lavatory faucet controls, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom may not need to be made accessible according to program access. We recommend not making these restrooms accessible and ensuring that accessible restrooms exist on every other floor.	M	Н	M	2 1 2 4 2 6 2 8	\$8,000	Restroom Figures – Building Blocks 9			
17. Second Floor – Mail Room	The counter is located too high at 40-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a minimum 36-inch long portion of the existing counter to a maximum height of 36-inches or ensure that a counter, which complies with ADAAG specifications, is available, when necessary, in close proximity to the existing counter.	M	Н	M	<u>3</u> <u>0</u>	\$500	ADAAG New ADAAG			
18. Third Floor - HR	The lowered portion of the public counter is being used as work space.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Ensure the lowered counter is free to use, when necessary, by removing work or personal items from counter.	M	Н	M	<u>3</u> <u>3</u>	\$0	ADAAG New ADAAG			
19. Third Floor - HR	Doorways, leading to the clerical testing rooms, are too narrow at 27-inches wide.	4.13.5	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. Ensure that programs or services, which take place in these rooms, are also made available, when necessary, at another fully accessible location.	M	Н	M	<u>3</u> <u>4</u>	\$2,000	See Building Block 8 – Accessible Doors for additional information			

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Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
20. Third Floor - Restrooms	The men's and women's restrooms are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, narrow stalls, toilet paper dispenser wrong location, no lowered urinal in men's, grab bars located too high (women's), coat hooks located too high, toilet seat covers located out of reach range, lavatory aprons too low, no insulated pipes under lavatories, knobs for lavatory faucet controls, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom may not need to be made accessible according to program access. We recommend making these restrooms accessible and ensuring that accessible restrooms exist on the first and third floors, if it is technically feasible to do so.	M	Н	M	3 7 3 8 3 9 4 5	\$8,000	Restroom Figures – Building Blocks 9			
21. Third Floor – Small Claims Court	More than one entrance / exit leading to this courtroom and one set of doors are not functional (won't open).	4.8	According to ADAAG, accessible entrances/exits must be provided, at a minimum, in the same number that local fire code requires entrances to exist. In other words, if local fire code requires two entrances at a facility, then both entrances are required to be accessible. In addition, accessible entrances are required to be part of an accessible route, which leads to transportation stops, accessible parking, and public streets or sidewalks. Ensure that an appropriate number of emergency exits are accessible.	V H ®	Н	M	<u>5</u> <u>5</u>	\$500	TAM II ADAAG			
22. Third Floor – Small Claims Court	A two inch abrupt change in level exists on the path of travel to the Judge's Chambers.	4.5.1	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)). If it is technically possible to do so, ramp or otherwise remove the abrupt change in level.	L ®	M	M	<u>4</u> <u>9</u>	\$1,000	ADAAG			

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23. Third Floor – Small Claims Court	The Judge's Bench is accessed only by steps.	11.2.1	Where provided, the following elements and spaces shall be on an accessible route complying with 4.3. Areas that are raised or depressed and accessed by ramps or platform lifts with entry ramps shall provide unobstructed turning space complying with 4.2.3. EXCEPTION: Vertical access to raised judges' benches or courtroom stations need not be installed provided that the requisite areas, maneuvering spaces, and, if appropriate, electrical service are installed at the time of initial construction to allow future installation of a means of vertical access complying with 4.8, 4.10, or 4.11 without requiring substantial reconstruction of the space. Ensure that an accessible path of travel exists leading to Judge's Benches, when necessary, due to an individual's disability.	L	П	M	48	\$0	See Proposed Final Rule - Judicial, Legislative, and Regulatory Facilities			
24. Third Floor – Traffic Court	62 Audience (observation) seats exist, however no wheelchair seating locations are designated.	4.1.3(19)(a) 4.33	In assembly areas with 51 to 300 total seating locations, 4 wheelchair seating locations are required. Therefore, a minimum of 4 wheelchair seating locations are required, along with 4 fixed companion seats. In addition, one percent, but not less than one, of all fixed seats shall be aisle seats with no armrests on the aisle side, or removable or folding armrests on the aisle side. Each such seat shall be identified by a sign or marker. Signage notifying patrons of the availability of such seats shall be posted. Aisle seats are not required to comply with 4.33.4. Appendix Note. Modify the existing seating area to accommodation at least 4 wheelchair locations, along with 4 fixed companion seats (folding seats are appropriate); and ensure that at least one aisle seat has no arm rests or removal armrests, which is also identified by the symbol of accessibility. Make these modifications if it is technically feasible to do so and does not destroy any historic features of this facility.	M	M	M	50	\$3,000	See Building Block 15 – Assembly Areas See Proposed Final Rule - Judicial, Legislative, and Regulatory Facilities			

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25. Third Floor – Traffic Court	Steps exist leading to the jury box.	4.2.3	Witness stands and Jury Boxes are required to be located on an accessible path of travel and provide unobstructed turning space complying with 4.2.3. Ensure that the witness stands, in each courtroom, are on an accessible path of travel and provide appropriate maneuvering space; or otherwise ensure that the Courts program is fully accessible, when necessary, regarding a person with a disability.	M	M	M	<u>5</u> <u>1</u>	\$2,000	See Proposed Final Rule - Judicial, Legislative, and Regulatory Facilities			
26. Third Floor – Traffic Court	The Judge's Bench is accessed only by steps.	11.2.1	Where provided, the following elements and spaces shall be on an accessible route complying with 4.3. Areas that are raised or depressed and accessed by ramps or platform lifts with entry ramps shall provide unobstructed turning space complying with 4.2.3. EXCEPTION: Vertical access to raised judges' benches or courtroom stations need not be installed provided that the requisite areas, maneuvering spaces, and, if appropriate, electrical service are installed at the time of initial construction to allow future installation of a means of vertical access complying with 4.8, 4.10, or 4.11 without requiring substantial reconstruction of the space. Ensure that an accessible path of travel exists leading to Judge's Benches, when necessary, due to an individual's disability.	L	L	M	<u>5</u> <u>4</u>	\$0	See Proposed Final Rule - Judicial, Legislative, and Regulatory Facilities			
27. Fourth Floor 28. Fifth Floor - Aging	The public counter is located too high at 37-inches.	7.2	The Fourth Floor is open to employees only and is used for storage. ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a minimum 36-inch long portion of the existing counter to a maximum height of 36-inches or ensure that a counter, which complies with ADAAG specifications, is available, when necessary, in close proximity to the existing counter.	M	M	M	<u>5</u> <u>9</u>	\$500	ADAAG New ADAAG			

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29. Sixth Floor – Unisex Restroom	Round knob door opening hardware exists on the restroom entrance door.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify all doors that used by the general public by replacing door knobs with lever-type hardware or installing add-on levers.	M	M	M	<u>6</u> <u>1</u>	\$500	See Attachment B - Accessible Door Hardware			
30. Sixth Floor – Unisex Restroom	At the water closet, the rear grab bar is too short and the side grab bar does not provide a continuous gripping surface.	4.17.6	According to ADAAG, grab bars must comply with the length and positioning shown in Fig. 30(a), (b), (c), and (d). Grab bars may be mounted with any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with 4.26. Provide a grab bars at the water closet, which comply with ADAAG specifications.	M	М	M	<u>6</u> <u>2</u>	\$1,000	Restroom Figures – Building Blocks 9			
31. Sixth Floor – Unisex Restroom	The highest operable part of the paper towel dispenser is located too high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges. Recommend a maximum height of 48" A.F.F. so that installation also complies with the new ADAAG 308.	M	M	M	<u>6</u> <u>3</u>	\$200	See <u>Building Block</u> #10 – Reach Ranges			
32. Sixth Floor – Unisex Restroom	The toilet paper dispenser is inappropriately located.	4.17	Toilet paper dispensers are required to be located as defined by ADAAG figure 29, below the side grab bar. Relocate the toilet paper dispenser to comply with ADAAG specifications. The new ADAAG will require the centerline of the dispenser outlet to be 7 – 9" in front of the toilet (604.7).	M	M	M	<u>6</u> <u>2</u>	\$200	Restroom Figures – Building Blocks 9			
33. Sixth Floor – Community Development	The public counter is located too high at 40-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a minimum 36-inch long portion of the existing counter to a maximum height of 36-inches or ensure that a counter, which complies with ADAAG specifications, is available, when necessary, in close proximity to the existing counter.	M	М	M	<u>6</u> <u>4</u>	\$500	ADAAG New ADAAG			

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34. Sixth Floor	Round knob door opening	<u>4.13</u>	According to ADAAG, any doors used by the general public in	M	M	M	6	\$500	See Attachment B					
– Community Development	hardware exists on the entrance door.		existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify all doors that used by the general public by replacing door knobs with lever-type hardware or installing add-on levers.				<u>5</u>		- <u>Accessible Door</u> <u>Hardware</u>					
35. Sixth Floor – Community Development	The entrance door is too narrow measuring 28-inches wide.	4.13.5	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. Ensure that programs or services, which take place in this room, are also made available, when necessary, at another fully accessible location; or modify the entrance door to comply with ADAAG specifications.	M	М	M	<u>6</u> <u>5</u>	\$2,500	See Building Block 8 – Accessible Doors for additional information					

<u>Historic Courthouse - Transition Plan - Conceptual Cost Projections</u>

Total	\$57,100
Year One (Very High – VH)	\$5,500
Year Three (High - H)	\$0
Year Five (Medium - M)	\$47,300
Year Ten (Low - L)	\$1,800
Year Ten (Very Low - VL)	\$2,500