



ADA ASSESMENT REPORT
COMCARE – NORTHRIDGE FRIENDS CHURCH
2655 N. BULLINGER, WICHITA, KS
Report Date: August 5, 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, some portions of this building appear to qualify as an “Existing Building” under that ADA (meaning they have not been altered after January 26, 1992. Other areas appear to have been renovated/altered/added after January 26, 1992, and as such these areas are required to be readily accessible to and usable by individuals with disabilities.
- Should additional 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 (as part of the COMCARE program) 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: One van accessible parking space exists to serve the COMCARE program (located near the COMCARE entrance). The slopes, dimensions, and signage comply with ADAAG

specifications. However, the parking space dimensions do not comply with new Wichita city code. Wichita city code requires all accessible parking spaces to be 11' wide with a 5' aisle for a total of 16'. ADAAG recognizes these dimensions as universal design.

RECOMMENDATION: No action necessary at this time; however, when the parking lot is altered or restriped, striping should be revised to meet Wichita city code.

EXISTING CONDITION: Parking space may not be accessible due to grass growing in a crack in the parking area and access aisle. 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 the crack may create abrupt changes in level.

(ADAAG 4.6.3)

RECOMMENDATION:

Remove grass, and repair crack so that abrupt changes in level do not occur.

Priority: H

EXISTING CONDITION: One van accessible parking space exists to serve the COMCARE program (located near the COMCARE entrance). ADAAG requires that 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) below. In addition, one in every eight accessible spaces shall be designated as "van accessible."

RECOMMENDATION:

Ensure that sufficient quantity of accessible parking spaces is provided as outlined in table below (note that these may be distributed throughout the overall parking area):

Total Parking in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each 100 over 1000

Note: COMCARE indicated that calculations had been performed based on the square footage and occupant load occupied by the COMCARE program, and that only one accessible parking space had been required. Based on the number of program occupants observed (about 15 - 20), this appears reasonable.

(ADAAG 4.6, 4.1.2(5a))

ACCESSIBLE ROUTE



EXISTING CONDITION: An abrupt change in level of 1/2" - 3/4" exists on the path of travel from the access aisle to the sidewalk. This occurs where the sidewalk meets the asphalt paving. 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 transition so that an accessible route (at least 3'-0" wide) exists, and no abrupt changes in level occur. If the entire area is not made accessible, be sure to clearly mark the accessible route.

Priority: M



EXISTING CONDITION: A small portion of the sidewalk (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: 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.

- Note: All entrances are on grade; however, the east entrance near the kitchen has 2'-8" doors. ADAAG requires doorways to have a minimum clear opening of 32 in (815 mm) with the door open

90 degrees, measured between the face of the door and the opposite stop (see Fig. 24(a), (b), (c), and (d)).

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

INTERIOR

It was explained that the COMCARE program operates out of (or uses/accesses) the Youth Recreation Room, Kitchen, Multi-Purpose Room, 1st/2nd Grade Classroom, 4/5 Year Old & Kindergarten Classroom, and the Men's and Women's Restrooms (that are in the classroom wing). Other areas are not used by or accessible to the COMCARE program, and as such were not surveyed.

KITCHEN

Note: COMCARE indicated that program participants have access to the kitchen; however, it was unclear what activities are performed in the kitchen. Program access requirements under Title II of the ADA require that individuals with disabilities have access to all County programs. As such, people with disabilities should be able to access and participate in all the same activities/equipment that is able to be used by others. For example, if the program involves cooking, participants may need access to the countertop, sink, range, oven, microwave, and refrigerator. However, if participants are not allowed to cook (ex. – if cooking is done by employees), but they are able to use the refrigerator and microwave, then these items would need to be accessible.



EXISTING CONDITION: Kitchen is inaccessible to people with disabilities due to the following structural inconsistencies:

- **The existing sinks (4 sinks) are too high at 36” and do not provide appropriate knee and toe clearance.** According to ADAAG, knee clearance that is at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks. In addition, each sink shall be a maximum of 6-1/2 in (165 mm) deep. Sinks shall be mounted with the counter or rim no higher than 34 in (865 mm) above the finish floor.
RECOMMENDATION: Ensure at least one sink is fully accessible. (ADAAG 4.24)
Priority: M
- **The top surface of the kitchen counter is 36 inches from the floor.**
RECOMMENDATION: Provide a portion of the countertop that is accessible with a surface that is between 28 and 34 inches from the floor or provide an accessible table in the kitchen for this purpose. (ADAAG 4.1.3(18), 4.32.4)
Priority: M
- **Some operating mechanisms, controls, and accessories may be located too high.** ADAAG requires the highest operable part of controls, dispensers, receptacles, and other operable equipment to be placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6. The new ADAAG further restrict this to a maximum height of 48” A.F.F., and reach ranges are further limited when one must reach over an obstruction (ex. – countertop).
RECOMMENDATION: Ensure that all parts of equipment and accessories that are used by the public are located within an accessible reach range. (ADAAG 4.27.3 & New ADAAG 308)
Priority: M
- **The three doors to the kitchen are 2’-8” wide.** 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.
RECOMMENDATION: Provide at least one door with a clear opening of 32 inches with the door open 90 degrees, measured between the face of the door and the opposite stop. (ADAAG 4.13.5, Fig. 24)
Priority: H
- **Round door hardware exists on the main door to the kitchen (from the hall).** Accessible doors are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate.
RECOMMENDATION: Provide a door with hardware that is easy to grasp with one hand and that does not require tight grasping, pinching, or twisting of the wrist to operate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. (ADAAG 4.13.9)
Priority: H
- **The main door to the kitchen (from the hall), which is accessed through a front approach, lacks sufficient maneuvering clearance on the latch/pull side.**
RECOMMENDATION: On the pull side of the door, provide maneuvering clearance at least 60 inches deep and provide a minimum of 18 inches (24 inches is preferred) of maneuvering clearance on the latch side of the door. An alternate solution may be to provide an automatic opening mechanism or to provide signage which indicates, “This door to remain open during business hours to ensure accessibility,” and keep the door held open at all times during business hours. (ADAAG 4.13.6, Fig. 25)
Priority: M

RECOMMENDATION: Make modifications as necessary to provide program access to all part of the kitchen and equipment that is used by program participants. Note: Modifications are not required to those items or areas that are used by employees only.

HALLWAY BY KITCHEN



EXISTING CONDITION: Drinking fountain in hallway by kitchen is a protruding object that is not detectable by cane. Objects that project more than 4" from the wall, 27" above the floor and less than 80" above the floor are not cane detectable.

(ADAAG 4.4, 4.15)

RECOMMENDATION: Place a cane detectable object on each side of the drinking fountains. This may be achieved by wing walls or other methods such as those shown below.



Wing walls.



Recessing the drinking fountains such that dimension #2 does not exceed 4".



EXISTING CONDITION: Common use drinking fountain is inaccessible.

According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Additionally, the spout of wheelchair accessible fountains shall be no higher than 36 in (915 mm), measured from the floor or ground surfaces to the spout outlet (see Fig. 27(a)). The existing spout is at 37" A.F.F. (ADAAG 4.15)

RECOMMENDATION:

It is recommended that at least one set of hi-lo drinking fountains exist on this floor, in the proximity of the COMCARE program. Note: Under certain conditions in existing buildings (areas built before 1/26/1992), cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain if a set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. When not all drinking fountains are accessible, directional signage should be provided directing occupants to the nearest accessible location.

Priority: VH



EXISTING CONDITION: Coat racks at hallway by kitchen are located too high at 64”.

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. The New ADAAG further limits this to a 48” maximum height.

(ADAAG 4.25.3, 4.2.5, 4.2.6, & New ADAAG 308)

RECOMMENDATION:

Install at least one lowered coat hook (48” A.F.F. maximum) at an accessible location near the existing coat hooks, making sure not to make the hook a protruding object.

Priority: H

MULTI-PURPOSE ROOM



EXISTING CONDITION: Entrance doors (to multi-purpose room) provide less than 32” clear opening (each door is 2’-6”). 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: 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 at all times during business hours.

Priority: H



EXISTING CONDITION: A stage exists in the multi-purpose room. According to ADAAG, an accessible route shall connect stages, arena floors, dressing rooms, locker rooms, and other spaces used by performers. An accessible route cannot include steps.

(ADAAG 4.33.5)

RECOMMENDATION:

COMCARE staff and church staff stated that program participants were not allowed access to the stage, and that the stage was not part of their program. As such, no modifications are necessary at this time.

**4/5 YEAR OLD & KINDERGARTEN ROOM
&
1ST & 2ND GRADE ROOMS**



EXISTING CONDITION: Doorways to classrooms do not provide appropriate maneuvering space at door. ADAAG requires at least 12-inches to the latch push side of doors when doors have both a closer and a latch per ADAAG Figure 25.

(ADAAG 4.13.6)

RECOMMENDATION:

Modify interior doors to comply with ADAAG specifications or install an automatic opening mechanism. 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.

- Note: An alternate approach, if allowable by building and fire code, may be to either remove the closers, or add signage indicating, “These doors to remain open during business hours to ensure accessibility,” and keep the doors held open at all times during business hours. Note that this would not be acceptable if doors are required to be fire-rated.

Priority: M

HALLWAY BY CLASSROOMS



EXISTING CONDITION: Coat racks at hallway by classrooms are located at 48-1/2” to the lowest hook. This complies with current ADAAG, but may be too high at 53” once the New ADAAG is adopted.

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. The New ADAAG further limits this to a 48” maximum height. (ADAAG 4.25.3, 4.2.5, 4.2.6, & New ADAAG 308)

RECOMMENDATION:

Install hook at this time (48” A.F.F. maximum), or immediately upon adoption of the new ADAAG (Department of Justice is in its final review period, and imminent adoption is expected).

Note: The Department of Justice is considering a Safe Harbor for existing facilities and elements that are in compliance with the current ADA Standards. As such, it is unclear at this time if retrofit will be required to comply with the new ADAAG, or if the existing elements will be considered compliant due to conformance with the current standards.



EXISTING CONDITION: Common use drinking fountain is inaccessible and is a protruding object.

RECOMMENDATION:

See comments about drinking fountain in hallway by kitchen. The same problems exist and require correction at this location.

Priority: VH

RESTROOMS



EXISTING CONDITION: Restroom signage is inappropriately located at both the Men's and Women's Restrooms. 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. 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)

RECOMMENDATION:

Move signage so that it is located to comply with the new ADAAG. 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

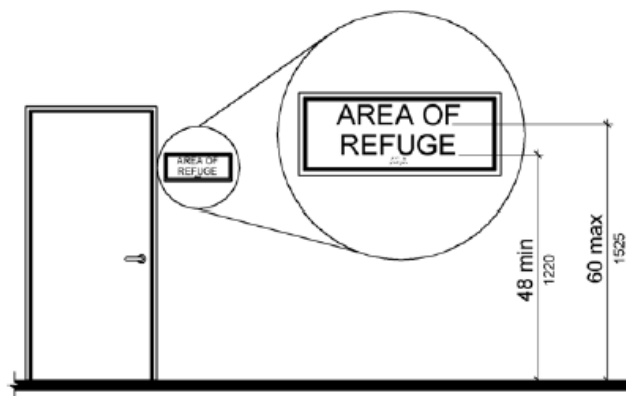


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

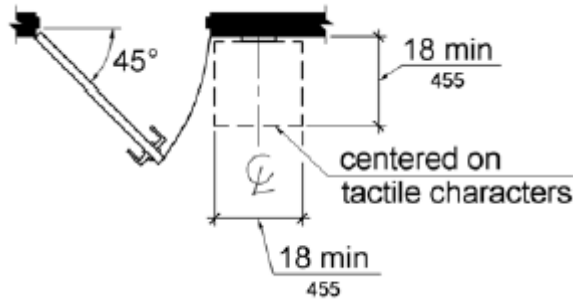


Figure 703.4.2 Location of Tactile Signs at Doors

EXISTING CONDITION: The push/pull weight of the Women’s Restroom door 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 or install an automatic opening mechanism (as was done at the Men’s Restroom).

Priority: VH



EXISTING CONDITION: Lavatory countertops at both the Men’s and Women’s Restrooms are slightly too high at 34-3/8” A.F.F. ADAAG requires lavatories to be mounted with the rim or counter surface no higher than 34 in (865 mm) above the finish floor.

(ADAAG 4.19.2)

RECOMMENDATION:

Modify countertop height of at least one lavatory in each restroom to comply with ADAAG specifications.

Priority: L



EXISTING CONDITION: Paper towel dispensers at the Men’s and Women’s Restrooms are located with the highest operable part at 54”. This complies with current ADAAG, but may be too high at 53” once the New ADAAG is adopted. The current ADAAG requires objects used by the public to 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. However the new ADAAG changes this to a 48-inch maximum for either a forward or a side reach.

(ADAAG 4.2.5, 4.2.6 & New ADAAG 308)

RECOMMENDATION:

Lower paper towel dispensers to comply with the new ADAAG at this time, or immediately upon adoption of the new ADAAG (Department of Justice is in its final review period, and imminent adoption is expected).

Note: The Department of Justice is considering a Safe Harbor for existing facilities and elements that are in compliance with the current ADA Standards. As such, it is unclear at this time if retrofit will be required to comply with the new ADAAG, or if the existing elements will be considered compliant due to conformance with the current standards.



EXISTING CONDITION: Coat hooks in accessible restroom stalls (at Men’s and Women’s Restrooms) are located too high at 61”. Where coat hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6. The New ADAAG further limits this to a 48” maximum height. (ADAAG 4.25.3, 4.2.5, 4.2.6, & New ADAAG 308)

RECOMMENDATION:

Install at least one lowered coat hook (48” A.F.F. maximum) in the accessible toilet stall, making sure not to make the hook a protruding object.

Priority: H

EXISTING CONDITION: Door pulls are not provided on both sides of the accessible stall door (at both the Men’s and Women’s Restrooms). The new ADAAG requires a door pull complying with 404.2.7 to be placed on both sides of the door near the latch.

(New ADAAG 604.8.1.2)

RECOMMENDATION:

Add an accessible door pull on the outside of the accessible stall doors.

Priority: H



EXISTING CONDITION: The Men’s and Women’s Restroom water closets are not centered at exactly 18” from the wall.

The centerline of the existing water closet is located at 17-1/2” to 17-3/4” from the wall. ADAAG requires that water closets be located per Figure 28, with exactly 18” from the centerline of the water closet to the wall.

(ADAAG 4.16)

RECOMMENDATION:

The new ADAAG guidelines allow for the water closet to be positioned where the centerline of the water closet is 16 inches minimum to 18 inches maximum from the side wall or partition (ADA-ABA 604.2). Because the toilet falls within this range, and these guidelines are expected to be adopted by the Department of Justice, this condition may be allowed to remain at this time.



EXISTING CONDITION: The flush control for the Men's Restroom 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 stall.

Priority: M



EXISTING CONDITION: The toilet paper dispenser is located too far from the front of the toilet bowls at the Men's and Women's Restrooms. 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.

(ADAAG 4.16.6 & New ADAAG 604.7)

RECOMMENDATION:

Relocate toilet paper dispenser at this time or immediately upon adoption of new ADAAG (Department of Justice is in its final review period, and imminent adoption is expected).



EXISTING CONDITION: The side grab bars at the Men’s and Women’s Restrooms comply with the current ADAAG (at 52”); however, the new ADAAG increases the side grab bar dimension from the back stall wall from 52” to 54” minimum. Per the new ADAAG, the side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

(New ADAAG 604.5.1)

RECOMMENDATION:

Relocate grab bars at this time or immediately upon adoption of new ADAAG (Department of Justice is in its final review period, and imminent adoption is expected).

Note: The Department of Justice is considering a Safe Harbor for existing facilities and elements that are in compliance with the current ADA Standards. As such, it is unclear at this time if retrofit will be required to comply with the new ADAAG, or if the existing elements will be considered compliant due to conformance with the current standards.

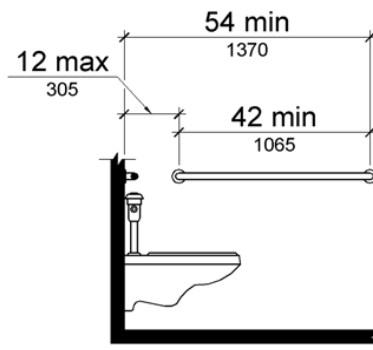


Figure 604.5.1
Side Wall Grab Bar at Water Closets

GENERAL



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)

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: Audible and visual alarms exist throughout the facility, but may not be located in every room. According to ADAAG, if emergency warning systems are provided, then they shall

include both audible alarms and visual alarms complying with 4.28. Generally, visual alarms are required to be seen in any space that audible alarms can be heard; this would generally include the installation of visual alarms in all rooms and spaces.

(ADAAG 4.1.3(14), 4.28)

RECOMMENDATION:

Ensure that visual alarms are installed in all spaces occupied or used by the COMCARE program.

Priority: VH

PRIORITY LEVELS

Priority VH = Correct within 1 year

Priority H = Correct within 3 years

Priority M = Correct within 5 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>