



**ADA ASSESMENT REPORT  
COMCARE TRANSITIONAL HOUSING  
731 HUNTER, WICHITA, KS  
Report Date: July 22, 2008**

The following ADA site assessment was performed on June 25, 2008 upon request of Paula Downs, Facilities Project Services Manager for Sedgwick County Project Services.

The following structural inconsistencies exist and require correction, as noted in the Transition Plan (attached) prepared by the County's ADA Consultant in December 2006.

**ACCESSIBLE PARKING**



**EXISTING CONDITION: No accessible parking spaces are provided.**

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, one in every eight accessible spaces, but not less than one, shall be "van accessible." According to UFAS - Parking spaces at accessible housing complying with 4.6 shall be provided in accordance with the following: (i) Where parking is provided for all residents, one accessible parking space shall be provided for each accessible dwelling unit; and (ii) Where parking is provided for only a portion of the residents, an accessible parking space shall be provided on request of the occupant of an accessible dwelling unit; (iii) Where parking is provided for visitors, 2 percent of the spaces, or at least one, shall be accessible. UFAS is applicable to federally funded housing complexes. Accessible parking spaces serving a particular building are required be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

(ADAAG 4.1.2(5)(a - b), 4.6, UFAS 4.1.1(5)(d))

**RECOMMENDATION:**

Provide at least one van accessible parking space for visitors to the office and at least one van accessible parking space for the designated accessible unit when necessary at the request of the tenant. Note: 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. Provide striping to meet Wichita city code, add the required access aisle, and provide ADAAG compliant signage.

**Priority: M**

**EXISTING CONDITION: Slopes of existing parking lot exceed 2% and abrupt changes in level exist.** The surface of the existing parking lot has slopes exceeding 4%. Additionally, abrupt changes in level exist due to cracked and settling pavement. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2%.

**RECOMMENDATION:**

Repave to correct slope & changes in level or provide other accessible parking at another location, which is still on the shortest path of travel to accessible entrance. Ensure that a fully accessible path of travel exists leading from accessible parking to the facility entrance.

(ADAAG 4.6.2, 4.6.3)

**Priority: M**

**EXISTING CONDITION: No upright signs are provided to designate accessible parking.**

ADAAG requires accessible parking spaces to have upright signage that includes the symbol of accessibility and van accessible signage where required. Such signs are required to be located so they can be seen with a vehicle parked in the space. This requirement can generally be adhered to with the sign mounted at 5-feet high measured to the bottom of the lowest sign.

**RECOMMENDATION:**

Provide upright signage in front of each newly created accessible parking space, which complies with ADAAG specifications. Ensure that an additional "Van-Accessible" sign mounted below the symbol of accessibility occurs at each van accessible space.

(ADAAG 4.6.4)

**Priority: M**

**ACCESSIBLE ROUTE**



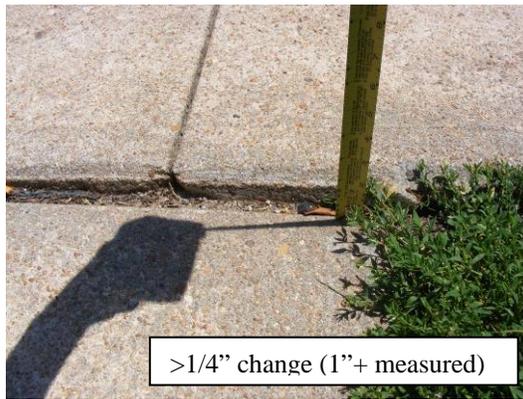
**EXISTING CONDITION: No accessible route exists connecting the parking lot with the route (sidewalk) to the office and apartments due to an abrupt change in level (curb) of approximately 3”.** According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 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)).

**RECOMMENDATION:**

Ensure that at least one accessible path of travel connects the parking area to the accessible route. Provide an ADAAG compliant curb ramp (with detectable warnings) if necessary or otherwise ensure that abrupt changes in level do not occur.

(ADAAG 4.3, 4.5.2, 4.7, 4.29)

**Priority: M**



**EXISTING CONDITION:** Abrupt changes in level and steep cross slopes exists on the path of travel (sidewalk) leading to the apartments and the office. 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)). According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50 (2%).

(ADAAG 4.3, 4.3.7, 4.5.2)

**RECOMMENDATION:**

Modify sidewalks so that cross slope complies with ADAAG specifications (does not exceed 2%) and so that abrupt changes in level do not occur. Ensure that at least one accessible path of travel leads to all accessible facilities and amenities (including parking, the office, accessible apartment, laundry facilities (if provided), mail boxes, trash services, and site amenities). Note: If not all public routes are made accessible, directional signage or other notifications (maps) should be provided to direct the public to accessible features and accessible routes.

**Priority: M**

**EXISTING CONDITION:** Steps exist on the path of travel leading to the office and the apartments.

According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. In addition, if an accessible route has changes in level greater than 1/2 in (13 mm), then a curb ramp, ramp, elevator, or platform lift (as permitted in 4.1.3 and 4.1.6) shall be provided that complies with 4.7, 4.8, 4.10, or 4.11, respectively. An accessible route does not include stairs, steps, or escalators. An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

(ADAAG 4.3.2)

**RECOMMENDATION:**

Ensure that program access is provided for the apartments and all programs and services provided at the office and apartments. For new construction, ADAAG requires all public and common areas to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II.

- It was understood from the department that programs and services (group counseling) offered at the office are also provided at other COMCARE locations. Ensure that all services can be provided at an alternate accessible location. A buzzer should be provided on an accessible route so that the public can contact a staff member at the office when necessary. Ensure that the buzzer is located such that its highest operable part is located within a maximum reach range of 48" above finished floor per ADAAG 4.2.5.

**Priority: H**

- It was explained that COMCARE operates this program through a HUD grant that is year-to-year, and that the future of this program is not guaranteed. It is recommended to remove the steps at the office and accessible apartment (and provide a ramp), but as a low priority, since programs and services can also be provided at an alternate accessible location. Ensure that an accessible path of travel is created leading to the office. (ADAAG 4.8)

**Priority: L**

- In the interim, COMCARE shall develop a policy/procedure and obtain information about other locations where an accessible apartment could be provided for a qualified individual with a disability. COMCARE shall enact such procedures to ensure that an applicant is not turned away due to an inaccessible facility. Services provided in the office can generally also be provided at another accessible location, so ensure that sufficient policies are in place, and staff is educated, to ensure that services are provided in an alternate accessible location when required.

**Priority: VH**

**OFFICE**



**It was explained that the public is only allowed access to the group counseling room (living room). The kitchen, offices (bedrooms), and restroom are not open to the public. Signage is posted at the restroom identifying it for use by employees only.** Improvements are not necessary to employee-only areas unless necessary to accommodate an employee with a disability.



**EXISTING CONDITION:** The main public entrance consists of two doors in series with insufficient space between the two doors. According to ADAAG, the minimum space between two hinged or pivoted doors in series shall be 48 in (1220 mm) plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors (see Fig. 26).

(ADAAG 4.13, 4.13.7)

**RECOMMENDATION:**

Modify the entrance door to comply with ADAAG specifications for two doors in series or modify the entrance so that only one door exists. As previously mentioned, COMCARE services provided in the office can also be provided at another accessible location, so this is considered a low priority.

**Priority: L**

**ACCESSIBLE APARTMENT UNIT**

**EXISTING CONDITION:** The interior of the accessible unit is totally inaccessible and inconsistent UFAS specifications. According to UFAS (which applies to federally funded housing), an accessible dwelling unit shall be on an accessible route. An accessible dwelling unit shall have the following accessible elements and spaces as a minimum:

- (1) Common spaces and facilities serving individual accessible dwelling units (for example, entry walks, trash disposal facilities, and mail boxes) shall comply with 4.2 through 4.33.
- (2) Accessible spaces shall have maneuvering space complying with 4.2.2 and 4.2.3 and surfaces complying with 4.5.
- (3) At least one accessible route complying with 4.3 shall connect the accessible entrances with all accessible spaces and elements within the dwelling units.
- (4) See 4.1.1(5)(d) — Parking.
- (5) Removed and reserved.
- (6) Doors to and in accessible spaces that are intended for passage shall comply with 4.13, except that the provisions of 4.13.9 apply only to the doors at accessible entrances to the unit itself.
- (7) At least one accessible entrance to the dwelling unit shall comply with 4.14.
- (8) Storage in accessible spaces in dwelling units, including cabinets, shelves, closets, and drawers, shall comply with 4.25.
- (9) All controls in accessible spaces shall comply with 4.27. Those portions of heating, ventilating, and air conditioning equipment requiring regular, periodic maintenance and adjustment by the resident of a dwelling shall be accessible to people in wheelchairs. If air distribution registers must be placed in or close to ceilings for proper air circulation, this specification shall not apply to the registers.
- (10) Emergency alarms as required by 4.1 and complying with 4.28.4 shall be provided in the dwelling unit.
- (11) Removed and reserved.
- (12) At least one full bathroom shall comply with 4.34.5. A full bathroom shall include a water closet, a lavatory, and a bathtub or a shower.
- (13) The kitchen shall comply with 4.34.6.
- (14) If laundry facilities are provided, they shall comply with 4.34.7.
- (15) The following spaces shall be accessible and shall be on an accessible route:
  - (a) The living area.
  - (b) The dining area.
  - (c) The sleeping area, or the bedroom in one bedroom dwelling units, or at least two bedrooms or sleeping spaces in dwelling units with two or more bedrooms.
  - (d) Patios, terraces, balconies, carports, and garages, if provided with the dwelling unit.

**RECOMMENDATION:**

Modify the accessible unit to comply with UFAS specifications.

*Note: This is considered a low priority, since in the interim, COMCARE will develop policies/procedures to provide accessible housing to qualified individuals with disabilities at an alternate location.*

COMCARE indicated that both one and two bedroom apartments are available (two bedrooms are assigned to individuals with families only). Ensure that at least one unit of each type is made accessible. Or, an alternate approach is to make the two bedroom facility accessible, and when necessary, provide this unit to someone requesting the one bedroom unit for no extra cost.

*Note: It appears that to create an accessible apartment, the interior of an existing two bedroom apartment will need to be gutted and reconstructed to be compliant. Due to the limited space within the apartment (and the necessary maneuvering clearances), it may be technically infeasible to provide an accessible two bedroom apartment within the existing limits of the apartment. If an accessible two bedroom apartment cannot be provided (won't fit) at this site, provide a one bedroom accessible apartment at this facility and develop a policy/procedure so that an accessible two bedroom apartment can be provided at an alternate location when necessary to accommodate an individual with a disability.*

**Priority: L**

**The existing apartment's inconsistencies include, but are not limited to:**



1. **Round door hardware exists on interior and exterior doors.** Doors are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify doors by replacing door knobs with lever-type hardware or installing add-on levers.



2. **Some controls are located too high and would not be accessible to a wheelchair user. Other items, including electrical receptacles, are located too low.** All controls in accessible spaces shall comply with 4.27. Those portions of heating, ventilating, and air conditioning equipment requiring regular, periodic maintenance and adjustment by the resident of a dwelling shall be accessible to people in wheelchairs. The highest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6 (the new ADAAG/ABAAG further restricts this to a 48" max. height). Except where the use of special equipment dictates otherwise, electrical and communications system receptacles on walls shall be mounted no less than 15 in (380 mm) above the floor.



3. **Closet rods are located too high at 64-1/2". Closet door opening hardware is too high at 58".** Storage in accessible spaces in dwelling units, including cabinets, shelves, closets, and drawers, shall comply with 4.25. Accessible storage spaces shall be within at least one of the reach ranges specified in 4.2.5 and 4.2.6.



4. **Restroom is totally inaccessible due to numerous inconsistencies.** Inconsistencies include, but are not limited to, insufficient maneuvering and fixture clearances, inappropriate maneuvering space at entrance doors, no knee space at lavatory, inappropriate lavatory faucet controls, noncompliant shower, flush valve controls located on narrow side, no grab bars at water closets or

shower, etc. UFAS requires that at least one full bathroom shall comply with 4.34.5. A full bathroom shall include a water closet, a lavatory, and a bathtub or a shower.



5. **Insufficient clearances due to narrow hall (36-1/2" wide) and narrow doors. Some doors are as small as 24" and 30". Door maneuvering clearances are not provided at many interior doors.** An accessible route is required to be 36 in (915 mm) minimum except at doors (see 4.13.5). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Fig. 7. Doorways shall have a minimum clear opening of 32 in with the door open 90 degrees, measured between the face of the door and the stop (see Fig. 24(a), (b), (c), and (d)). Maneuvering clearances at doors are required per 4.13.6 (Fig. 25).



6. **Kitchen is inaccessible due to numerous inconsistencies.** UFAS requires kitchens to comply with 4.34.6. Inconsistencies include, but are not limited to, no knee space (or removable base cabinets) at sink, round controls at sink faucet, insufficient clearance at entry to kitchen (only 29"), countertops too high, no accessible work space, insufficient clearances at appliances, appliances don't meet all UFAS requirements.



7. **Patio is not accessible due to a step at the door, a door too small (2'-8"), and two doors in a series without sufficient maneuvering space.** Patios are required to be accessible per 4.34.2(15)(d). Steps are not allowed on an accessible route. Doorways shall have a minimum clear opening of 32 in with the door open 90 degrees, measured between the face of the door and the stop (see Fig. 24(a), (b), (c), and (d)). The minimum space between two hinged doors in series shall be 48 in plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors.

8. No consumer information is provided notifying occupant of adaptable features as required by UFAS 4.34.4.
9. Provisions for emergency alarms as required by 4.1 and complying with 4.28.4 are not provided in the dwelling unit.
10. Laundry facilities are located in basement and are not accessible as required by UFAS 4.34.7.

<b>PRIORITY LEVELS</b>
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Priority VH = Correct within 1 year  
Priority M = Correct within 5 years

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

<b>REFERENCES</b>
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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 UFAS guidelines are available at:

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