

**Sedgwick County, Kansas – Appraiser’s Office  
Americans with Disabilities Act Transition Plan  
(434 N. Market)**

**December 2006**



Prepared by

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In conjunction with

**Sedgwick County and the Wichita/Sedgwick County Access Advisory Board**

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Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			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	The accessible vehicle parking space and access aisle has steep slopes and abrupt changes in level due to broken asphalt.	<a href="#">4.6.3</a>	The surface slope of accessible parking spaces and access aisles is generally beyond 2% and measures over 3.5% at intervals due to broken asphalt, including abrupt changes in level beyond ½-inch. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2% with no abrupt changes in level beyond ¼-inch. <b>Modify the existing accessible parking space and access aisle or create other accessible parking at another location, which is located closest to the entrance door. Note: The location of the existing accessible parking space is not quite the closest space to the entrance door.</b>	H ®	M	M	<a href="#">6</a> <a href="#">5</a> <a href="#">6</a> <a href="#">6</a>	\$3,000	(See <a href="#">Building Block 1 – Accessible Parking</a> , for greater clarification).			
2. Entrances	Appropriate clear and level maneuvering space does not exist on the exterior of the entrance door due to a slight sloping surface.	<a href="#">4.13.6</a>	On the exterior of the existing entrance door a sloping surface measuring over 3% leads away from the door to the vehicular traffic lane. ADAAG requires an approximate 50-inch by 60-inch clear and level (no slopes beyond 2%) maneuvering space at entrances of this type. <b>Modify this door to comply with ADAAG specifications.</b> Important note: We are concerned that; if a level landing, including a ramp leading to the landing with handrails surrounding the landing; doing so may place the landing, railing and pedestrians in existing traffic lanes. <b>Therefore, it may be better to create a new fully accessible entrance.</b>	H ®	M	M	<a href="#">6</a> <a href="#">5</a> <a href="#">6</a> <a href="#">6</a>	\$5,000	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space  See Appraiser – Entrance Photo for more information			
3. Entrances	An appropriate number of accessible entrances/exits may not exist at this facility.	<a href="#">4.1.3(8)</a>	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, these accessible entrances/exits must connect, via an accessible path of travel, to other public facilities and locations, such as accessible parking, public sidewalks, etc. <b>Ensure that an appropriate number of accessible entrances/exists exist.</b>	V H ®	M	M	N A	\$5,000	See <a href="#">Building Block 8 – Accessible Doors</a>			

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4. Entrances	Appropriate clear and level maneuvering space does not exist on the interior of the main public entrance door.	<a href="#">4.13.6</a>	A chair impedes a portion of the required clear floor space on the interior of the entrance door. <b>Move the chair to allow appropriate clear floor space.</b>	L	M	M	<a href="#">67</a>	\$25	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space			
5. Interior – First Floor	The men’s and women’s restrooms are totally inaccessible due to numerous inconsistencies.	<a href="#">4.23</a>	Inconsistencies include, but are not limited to, narrow stalls (48-inches wide), no Braille signage at entrances, push/pull weight of entrance doors are too heavy, toilets are centered at 25-inches, coat hooks are located too high, paper towel dispensers are protruding objects, 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. <b>We recommend making these restrooms fully accessible, if it is technically feasible to do so, due to the fact that no other accessible restrooms are available in the facility.</b>	H	M	M	<a href="#">68</a> <a href="#">69</a> <a href="#">70</a> <a href="#">71</a>	\$16,000	See <a href="#">Building Block 9 – Accessible Restrooms</a> , for more information			
6. Interior – First Floor	Most doors have round knob opening hardware.	<a href="#">4.13</a>	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. <b>Modify all doors used by the public by replacing door knobs with lever-type hardware or installing add-on levers.</b>	M	M	M	<a href="#">74</a>	\$2,000	See <a href="#">Building Block 8 – Accessible Doors</a> for additional information			

Sedgwick County – ADA/504 Transition Plan – Appraiser’s Office, 434 N. Market – Dec. 2006

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

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7. Interior – First Floor	Computer desks, located in the Hearing Room, do not provide appropriate knee clearance due to low key boards.	<a href="#">4.32.3</a>	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 <a href="#">Fig. 45</a> ). <b>Provide at least one computer desk which complies with ADAAG specifications. In addition, ensure that appropriate auxiliary aids or services are available (such as voice activated computer software), when necessary, due to the needs of an individual with a disability to operate computers, if the computers are used by the public.</b>	M	M	M	<a href="#">7</a> <a href="#">5</a>	\$2,000	<a href="#">ADAAG</a>						
8. Interior – First Floor	Appropriate maneuvering space does not exist in several hallways at entrance doors, due to narrow hallways.	<a href="#">4.13.6</a>	According to ADAAG, maneuvering clearances at doors are required to comply with <a href="#">Fig. 25</a> . Some of the clear floor spaces at doors do not comply with Fig. 25 specifications due to the narrow hallway. <b>Due to the great expense and possible technical infeasibility of ensuring appropriate maneuvering space at hallway doors we do not recommend modifying the structure of this facility so that appropriate maneuvering space exists. At a point in time when this facility is structurally altered, including interior walls, ensure that appropriate maneuvering space exist at all interior doorways. In the interim, leave doors that are used by the public open whenever possible.</b>	V	M	M	<a href="#">7</a> <a href="#">7</a>	\$100,000	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space						
9. Interior – First Floor	An accessible drinking fountain exists for individuals who use wheelchairs, however a hi-lo drinking fountain does not exist.	<a href="#">4.15.3</a>	Cups at inaccessible drinking fountains are considered equivalent facilitation. <b>Provide a cup holder at this fountain.</b>	M	M	M	<a href="#">7</a> <a href="#">8</a>	\$100	<a href="#">ADA TAM 3 – Page 34</a>						

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10. Interior – First Floor	Exit signs are not also provided in Braille.	<a href="#">4.1.3(16)</a> <a href="#">4.30.4</a>	Signs that identify permanent rooms and spaces (e.g. room numbers, restrooms, and exit signs) are required to be provided in Braille, mounted at 60-inches high measured to the center of the sign located at the latch side of the entrance door. <b>Provide Braille signage where exit signs exist. Mount signage per the new ADAAG 703.4.</b>	H ®	M	M	<a href="#">77</a>	\$5,000	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>						
11. Interior – First Floor	One Hearing Room does not provide appropriate maneuvering space at the latch pull side of the entrance door due to cabinets.	<a href="#">4.13.6</a>	The existing door provides 9-inches of space at the latch pull side. ADAAG requires at least 18-inches to the latch pull side of doors of this type. <b>Move the cabinets or otherwise ensure appropriate maneuvering clear floor space.</b>	M	M	M	<a href="#">76</a>	\$50	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space						
12. Interior – Second Floor	An accessible path of travel does not exist leading to the second floor due to stairs. The stairway handrails are not accessible. In addition, the second floor structural features exhibit the same inconsistencies as does the first floor, including totally inaccessible restrooms.	<a href="#">4.3.2</a>	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 <a href="#">4.1.3</a> and <a href="#">4.1.6</a> ) shall be provided that complies with <a href="#">4.7</a> , <a href="#">4.8</a> , <a href="#">4.10</a> , or <a href="#">4.11</a> , respectively. An accessible route does not include stairs, steps, or escalators. The existing handrails on the stairs do not provide an appropriate gripping surface, and not continuous, and do not extend beyond the top and bottom steps. <b>We were told, by management, that all services provided on the second floor can also be provided on the first floor on request. Therefore, we do not recommend providing an accessible route to the second floor (unless the second floor is extensively remodeled triggering the 20% rule) since this is considered an existing facility and all services can be made accessible programmatically. However, the handrails on the stairs should be modified to comply with ADAAG specifications.</b>	V H ®	M	M	<a href="#">79</a>	\$2,000	<a href="#">ADAAG</a>						

**Appraiser's Office (434 N. Market) - Transition Plan - Conceptual Cost Projections**

<b>Total</b>	<b>\$140,175</b>
<b>Year One (Very High - VH)</b>	<b>\$7,000</b>
<b>Year Three (High - H)</b>	<b>\$29,000</b>
<b>Year Five (Medium - M)</b>	<b>\$4,150</b>
<b>Year Ten (Low - L)</b>	<b>\$25</b>
<b>Year Ten (Very Low – VL)</b>	<b>\$0</b>
<b>Correct with Next Structural Alteration (Very Very Low – VVL)</b>	<b>\$100,000</b>