

**Sedgwick County, Kansas – Appraiser Customer Center
Americans with Disabilities Act Transition Plan
(Duncan Law Building, 940 N. Tyler)**

December 2006



Prepared by

DMCG
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In conjunction with

Sedgwick County and the Wichita/Sedgwick County Access Advisory Board

Sedgwick County – ADA/504 Transition Plan – Appraiser Customer Center - December 2006

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

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	Van accessible signage does not exist at designated accessible parking.	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, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." The existing access aisle is wide enough to be designated as van accessible. Provide a “van accessible” sign mounted below the symbol of accessibility at one of the existing designated accessible parking spaces.	L	L	L	89	\$200	(See Building Block 1 – Accessible Parking , for greater clarification).						
2. Exterior – Pedestrian Paths of Travel	A sloping surface (beyond 2%) leads to the threshold of the exterior entrance door.	4.13.6	ADAAG requires a specified clear and level maneuvering space at hinged doors. Modify the landing at this door to comply with ADAAG specifications or provide an automatic door opening mechanism.	L	L	L	90	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space						
3. Interior - General	Braille signage does not exist at the interior entrance door to the Appraiser’s Office; and interior common use exit signs are not also provided in Braille.	4.1.3(16)	ADAAG requires public permanent rooms and spaces (room numbers, restrooms and exit signs) to be designated with Braille and raised letters. Provide ADAAG compliant signage at locations where rooms and spaces are identified by number or letter and where exit signs are provided. Mount signage per the new ADAAG 703.4.	V H	L	L	91 92	\$200	See Building Block 11 – Signage Specifications , for more information						
4. Interior - General	Round door opening hardware exists on the interior entrance door to the Appraiser’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 this door by replacing door knobs with lever-type hardware or installing add-on levers.	M	L	L	91	\$150	See Building Block 8 – Accessible Doors for additional information						

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5. Interior - General	The spout of the common use drinking fountain, located near the restrooms, is too high and a hi-lo fountain does not exist.	4.15 4.1.3(10(a))	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. Ensure that at least one set of hi-lo drinking fountains exist on this floor.	L	L	L	93	\$2500	Building Block 7 – Drinking Fountains			
6. Interior - Restrooms	The common use restrooms, which serve the Appraiser’s Office, are totally inaccessible due to numerous inconsistencies.	4.23	Inconsistencies include, but are not limited to, very narrow toilet stalls, lack of rear grab bars at water closets, side grab bars are mounted too far forward, the TP dispensers above side grab bars impede the use of the grab bar, toilet flush control valves on wrong side, round knobs exist for faucet controls on lavatories, pipes are exposed under lavatories, urinal flush valve located too high, lack of Braille signage at entrance doors, round door hardware on entrance doors, etc. Modify the restrooms to comply with ADAAG specifications or create one fully accessible unisex restroom.	M	L	L	94 95 96 97	\$16,000	See Building Block 9 – Accessible Restrooms , for more information			
7. Appraiser’s Office	Hearing room desks are too low due to keyboards at 24”	4.32.3	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). 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; if individuals from the general public use these desks and computers.	L	L	L	100	\$3,000	ADAAG			

Appraiser Customer Center, Duncan Law Building - Transition Plan - Conceptual Cost Projections

Total	\$22,550
Year One (Very High – VH)	\$200
Year Three (High - H)	\$0
Year Five (Medium - M)	\$16,150
Year Ten (Low - L)	\$6,200
Year Ten (Very Low - VL)	\$0