

**Sedgwick County, Kansas - Transitional Housing Program
Americans with Disabilities Act Transition Plan
(731 Hunter)**

December 2006



Prepared by

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In conjunction with

Sedgwick County and the Wichita/Sedgwick County Access Advisory Board

Sedgwick County – ADA/504 Transition Plan – Transitional Housing Program (THP) –Dec. 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	Accessible parking does not exist in the parking lot serving the accessible unit (#735) and the office.	4.1.2(5)(a) , (b) , 4.6 UFA S 4.1.1(5)(d)	<p>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 shall be designated "van accessible.</p> <p>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. Note: UFAS is applicable to federally funded housing complexes. We recommend providing 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. When striping occurs, ensure that it meets Wichita city code. 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.</p>	M	M	M	26 27	\$1,000	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification). UFAS			

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2. Path of Travel	Abrupt changes in level and steep cross slopes exists on the path of travel (sidewalk) leading to the accessible unit and the office.	4.5.2	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)). Ensure that at least one accessible path of travel leads to all accessible facilities and 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.	M ®	M	M	2 108	\$5,000	ADAAG UFAS			
3. Path of Travel	Steps exist on the path of travel leading to the office and the accessible unit.	4.3.2 UFA S 4.34 UFA S 4.1.3(2)	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. Ensure that an accessible path of travel exists leading to the accessible unit. Services provided in the Office can generally also be provided at another accessible location, such as the tenants dwelling unit. Therefore, we recommend removing the steps at the Office, but as a very low priority. In the interim, a buzzer should be provided on an accessible route	H ®	M	M	2 108	\$300	ADAAG UFAS			

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4. Interior	The interior of the accessible unit is totally inaccessible and inconsistent UFAS specifications.	UFAS 4.34	According to UFAS, 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. Modify the accessible unit to comply with UFAS specifications.	L	M	M	N A	\$25,000	UFAS					

Transitional Housing Program (THP) - Transition Plan - Conceptual Cost Projections

Total	\$31,300
Year One (Very High – VH)	\$0
Year Three (High - H)	\$300
Year Five (Medium - M)	\$6,000
Year Ten (Low - L)	\$25,000
Year Ten (Very Low - VL)	\$0