

**Sedgwick County, Kansas - Dist. Attorney, Friendly Gables
Americans with Disabilities Act Transition Plan
(1001 S. Minnesota)**

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 – District Attorney, Friendly Gables – 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	The slope of the accessible vehicle parking spaces and access aisle is too steep at intervals.	4.6.3	The surface slope of accessible parking spaces and access aisles is generally beyond 2% and measures over 3.5% at intervals due to asphalt depressions. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2%. Modify the existing accessible parking spaces or create other accessible parking at another location, which is still on the shortest path of travel to accessible entrances.	L	L	M	N A	\$1,000	(See Building Block 1 – Accessible Parking , for greater clarification).						
2. Parking	Existing upright signs that designate accessible parking spaces, are too low and van accessible signage does not exist.	4.1.2(5)(b) 4.6.4	ADAAG requires accessible parking spaces to be located in each parking lot. Accessible parking spaces are required 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. Provide upright signage in front of each existing accessible vehicle parking space, which complies with ADAAG specifications, including van accessible signage	L	L	M	5	\$450	(See Building Block 1 – Accessible Parking , for greater clarification).						
3. Exterior – Pedestrian Paths of Travel	Curb ramps, which lead from the street level to the sidewalk level, have very steep cross slopes and do not provide an appropriate detectable warning surface.	4.7.7 4.3.7	Since these curb ramps lead to a cross vehicular traffic way, the necessity of detectable warning surface is magnified. The existing curb cut has a detectable warning surface. However, this detectable warning does not comply with current ADAAG specifications regarding truncated domes. In addition, according to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. At the existing curb ramps cross slopes exceed 9%. Modify all existing curb cuts to comply with ADAAG specifications pertaining to a detectable warning surface.	M ®	L	M	1 2	\$3,000	See Building Block 5 – Curb Ramps , for more information						

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4. Exterior – Pedestrian Paths of Travel	An extreme change in level exists at the bottom of the curb ramp, located in front of the main public entrance door, due the street level slope.	4.7.2	According to ADAAG, the maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1:20. The existing adjoining road surface measures over 7%. Modify the bottom of the curb ramp to comply with ADAAG specifications.	M ®	L	M	7 8	\$1,000	See Building Block 5 – Curb Ramps , for more information						
5. Exterior – Pedestrian Paths of Travel	The side flares of the curb ramp, located in front of the main public entrance, are very steep.	4.7	ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. The existing side flares have more than a 19% slope. Modify the existing ramp to comply with ADAAG specifications.	M ®	L	M	1 0 1 1	\$2,000	See Building Block 5 – Curb Ramps for additional ADAAG specifications.						
6. Exterior – Pedestrian Paths of Travel	The curb ramp, located in front of the main public entrance, does not provide an appropriate detectable warning surface.	4.7.7	Since these curb ramps lead to a cross vehicular traffic way, the necessity of detectable warning surface is magnified. The existing curb cut has a detectable warning surface. However, this detectable warning does not comply with current ADAAG specifications regarding truncated domes. Modify the existing curb cut to comply with ADAAG specifications pertaining to a detectable warning surface.	M	L	M	1 0	\$250	See Building Block 5 – Curb Ramps , for more information						
7. Exterior – Pedestrian Paths of Travel	The ramp, leading to the main public entrance, has a steep running slope and the handrails do not extend beyond the top and the bottom of the ramp surface.	4.8	The slope of the existing ramp is steeper (over 10%) than ADAAG’s maximum of 8.33%. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side. In addition, the handrails do not extend at the top and bottom. Modify the existing ramp to comply with ADAAG specifications.	V L ®	L	M	1 2 1 3	\$5,000	See Building Block 3 – Ramps , for more information						

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8. Exterior – Entrances / Exits	Directional signage does not exist at inaccessible public entrances. In addition, the symbol of accessibility does not exist at accessible entrances.	4.1.2(7)(c)	According to ADAAG, the symbol of accessibility must exist at accessible entrances when not all are accessible (inaccessible entrances shall have directional signage to indicate the route to the nearest accessible entrance). Provide the symbol of accessibility on accessible entrances and provide directional signage at inaccessible entrances.	M	L	L	57	\$300	ADAAG						
9. Exterior – Entrances / Exits	Steps exist on the exterior of some exits.	4.1.3(8) 4.13.7	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. Ensure that an appropriate number of accessible entrances/exits exist.	M	L	M	57	\$5,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space						
10. Exterior – Entrances / Exits	The main public entrance door consists of two leafs, where each leaf is too narrow measuring 27-inches wide.	4.13.5	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. Where a door consists of two leafs, at least one leaf must meet ADAAG specifications. Modify the entrance to meet ADAAG specifications.	H	L	M	14 15	\$1,000	See Building Block 8 – Accessible Doors for additional information						
11. Interior - General	Exit signs are not also provided in Braille. In addition, room numbers are not provided in Braille.	4.1.3(16) 4.30.4	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. Mount signage per the new ADAAG 703.4. Provide Braille signage where exit signs exist and where room numbers exist.	V H	L	M	17 19	\$500	See Building Block 11 – Signage Specifications , for more information						
12. Interior - General	Round door opening hardware exists on numerous interior public doors.	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 all doors used by the public by replacing door knobs with lever-type hardware or installing add-on levers.	L	L	M	24	\$750	See Building Block 8 – Accessible Doors for additional information						

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13. Interior - General	The Waiting Room entrance door does not provide appropriate interior maneuvering space due to furnishings.	4.13.6	ADAAG requires an approximate 50-inch by 60-inch level and clear floor space on the latch pull sides of doors of this type. Move the interior furnishings to allow appropriate maneuvering space.	H	L	M	21	\$0	See Building Block 8 – Accessible Doors for more information regarding maneuvering space						
14. Interior - General	Appropriate clear floor space does not exist at the elevator hall call button on the first floor due to cabinets.	4.2.4	The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30 in by 48 in (760 mm by 1220 mm) (see Fig. 4(a)). The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object (see Fig. 4(b) and (c)). Clear floor or ground space for wheelchairs may be part of the knee space required under some objects. Ensure that appropriate clear floor space exists at the hall call button by moving the cabinet	M	L	M	37	\$0	ADAAG						
15. Interior - General	Braille floor insignia does not exist on the doorjamb of the elevator.	4.10.5	All elevator hoistway entrances shall have raised and Braille floor designations provided on both jambs. The centerline of the characters shall be 60 in (1525 mm) above finish floor. Such characters shall be 2 in (50 mm) high and shall comply with 4.30.4 . Permanently applied plates are acceptable if they are permanently fixed to the jambs. (See Fig. 20). Provide Braille floor designations on the jambs on each floor.	H	L	M	38	\$500	ADAAG						
15. Interior – General	The elevator does not provide an audible signal as it passes by stops at a floor.	4.10.13	As the car passes or stops at a floor served by the elevator, the corresponding numerals shall illuminate, and an audible signal shall sound. An automatic verbal announcement of the floor number at which a car stops or which a car passes may be substituted for the audible signal. Appendix Note. Modify the elevator to provide ADAAG compliant signals.	L	L	M	N A	\$1,000	ADAAG						

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16. Interior – General	Braille insignia does not exist at the interior elevator car controls.	4.10.1 2	Tactile, Braille, and Visual Control Indicators. All control buttons shall be designated by Braille and by raised standard alphabet characters for letters, arabic characters for numerals, or standard symbols as shown in Fig. 23(a) , and as required in ASME A17.1-1990. Raised and Braille characters and symbols shall comply with 4.30 . Provide Braille and raised insignia at the interior control buttons, as specified by ADAAG.	H	L	M	4 10	\$500	ADAAG						
17. Interior - General	The interior elevator emergency communication system is not accessible and requires voice communications.	4.10.1 4	If provided, emergency two-way communication systems between the elevator and a point outside the hoistway shall comply with ASME A17.1-1990. The highest operable part of a two-way communication system shall be a maximum of 48 in (1220 mm) from the floor of the car. It shall be identified by a raised symbol and lettering complying with 4.30 and located adjacent to the device. If the system uses a handset then the length of the cord from the panel to the handset shall be at least 29 in (735 mm). If the system is located in a closed compartment the compartment door hardware shall conform to 4.27 , Controls and Operating Mechanisms. The emergency intercommunication system shall not require voice communication. Appendix Note. Modify the elevator emergency communications system to comply with ADAAG specifications.	L ®	L	M	4 1	\$3,000	ADAAG						
18. Interior - General	Numerous offices do not provide appropriate maneuvering space in the interior.	4.2.3	The space required for a wheelchair to make a 180-degree turn is a clear space of 60 in (1525 mm) diameter (see Fig. 3(a)) or a T-shaped space (see Fig. 3(b)). Appendix Note. Ensure that an accessible location can be utilized when necessary to accommodate an individual who uses a wheelchair.	H	L	M	4 3	\$0	ADAAG						

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19. Interior - General	Some interior doorways are too narrow and do not provide appropriate maneuvering space on the pull latch sides.	4.13	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 requires at least 18-inches to the latch pull side of public doors. Modify interior doors to comply with ADAAG specifications or ensure appropriate services can be provided when necessary in fully accessible and equivalent areas.	M	L	M	5 5 5 6	\$0	See Building Block 8 – Accessible Doors for additional information						
20. Restrooms	All public restrooms (3 total – 2 on the first floor and 1 on the third floor) are totally inaccessible due to numerous inconsistencies.	4.23	Inconsistencies include, but are not limited to, very narrow stalls, no grab bars in stalls, toilet seats too low, toilet paper dispenser wrong location, inappropriate maneuvering clearance on the interior of entrance doors, no Braille signage at entrances, pipes exposed under lavatories, no 5-foot by 5-foot turning radius in restrooms, no lowered urinal, mirrors located too high, 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. We recommend making at least one fully accessible unisex restroom at an accessible level, which is located on an accessible path of travel with clear directional signage.	H	L	M	2 6 2 7 2 9 3 1	\$15,000	See Building Block 9 – Accessible Restrooms , for more information						

District Attorney, Friendly Gables - Transition Plan - Conceptual Cost Projections

Total		\$40,250
Year One (Very High - VH)		\$500
Year Three (High - H)	---	\$17,000
Year Five (Medium - M)	---	\$11,550
Year Ten (Low - L)	---	\$6,200
Year Ten (Very Low - VL)	---	\$5,000