

**Sedgwick County, Kansas – Fire Station #37
Americans with Disabilities Act Transition Plan
(4343 N. Woodlawn - Bel Aire)**

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 – Fire Station #37 - 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	The surface slopes of one of the designated accessible parking spaces and adjacent access aisle is too steep due to protruding asphalt at the front of the spaces.	4.6.3	The surface slope of one accessible parking space and access aisle is beyond 2% due to asphalt that slightly protrudes into these spaces at the front of the spaces. ADAAG requires the length and width of accessible parking spaces and access aisles to have surface slopes that do not exceed 2%. Modify the existing accessible parking space and access aisle or create other accessible parking at another location, which is still on the shortest path of travel to accessible entrances.	V L	L	M	1	\$1,000	(See Building Block 1 – Accessible Parking , for greater clarification).						
2. Entrances / Exits	Since the designated accessible entrance, front entrance, and visitor’s entrance are not accessible, an appropriate number of required entrances/exits are not accessible.	4.1.3(8)	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 exits exist and that an exterior accessible path of travel exists, leading from these exits to other public places, such as, parking, sidewalks, etc.	H ®	L	M	2 5 6	\$0 See Below	See Building Block 8 – Accessible Doors						
3. Designated Accessible Entrance - Interior	The handrails on the existing ramp, which leads down on the interior of the designated accessible entrance, do not extend the fully length of the ramp and do not extend beyond the bottom of the ramp run.	4.8	According to ADAAG, any part of an accessible route with a slope greater than 1:20 shall be considered a ramp. If a ramp run has a rise greater than 6-inches or a horizontal projection greater than 72-inches, then it shall have handrails on both sides. Modify the existing handrails to extend, at least, the full length of the ramp surface and 12-inches beyond the bottom of the ramp run, where doing so does not impede cross traffic. It should be considered that the existence of handrails along ramps is a safety feature along with making the ramp accessible and usable.	M ®	L	L	3 4	\$750	See Building Block 3 – Ramps , for more information						

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4. Designated Accessible Entrance - Interior	The ramp, which leads down on the interior of the designated accessible entrance, does not provide a level landing every 30-feet and does not provide a level landing at the top of the ramp.	4.8.4 4.8.5	According to ADAAG, the maximum rise for any ramp run is 30-inches and landings shall exist at the top and bottom of each ramp run. Since this ramp and its surroundings are constructed of concrete and limited space exists on the interior of the facility, it would be extremely difficult to modify the ramp surface to comply with ADAAG ramp run specifications. We recommend that this ramp is constructed in compliance with ADAAG specifications for ramp runs and landings at a time in the future when major alterations are made to this structure.	V V L ®	L	M	2 3	\$50,000+	See Building Block 3 – Ramps , for more information						
5. Front Entrance - Exterior	A step (very high threshold) exists at the front entrance and the visitor’s entrance.	4.3.2	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. Ensure that an appropriate number of accessible entrances exist at this facility according to local fire code.	H ®	L	M	2 5	\$5,000	ADAAG						
6. Entrances - Exterior	Directional signage does not exist at inaccessible 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.	V H	L	L	2 5 6	\$200	ADAAG						

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7. Visitor's Entrance in Front	Round door hardware exists on the interior entrance door to the visitor's entrance.	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 doorknobs with lever-type hardware or installing add-on levers, if this door is required to exist according to local fire code.	M	L	M	26	\$150	See Building Block 8 – Accessible Doors for additional information						
8. Visitor's Entrance in Front	There are two doors in a series with insufficient space between.	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. In addition, 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). Modify the entrance door to comply with ADAAG specifications for two doors in series or modify the entrance so that only one door exists; or otherwise ensure that this entrance complies with ADAAG specifications.	M	L	M	26	\$1,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space						
9. Interior	Round door hardware exists on the doors leading to all offices in building.	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 interior doors that are used by the public by replacing doorknobs with lever-type hardware or installing add-on levers.	M	L	M	5	\$750	See Building Block 8 – Accessible Doors for additional information						

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7. Interior	In the downstairs Manager’s Office, the counter is located too high at 40-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or an accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.	L	L	M	6	\$0	ADAAG New ADAAG						
8. Interior	The drinking fountain located near the Manager’s Office is not hi-lo and does not provide appropriate clear floor space.	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. Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L	L	M	7	\$100	Building Block 7 – Drinking Fountains ADA TAM 3 – Page 34						
9. Men and Women’s Restrooms	The men and women’s restrooms are totally inaccessible due to numerous inconsistencies.	4.23	Inconsistencies include, but are not limited to, very narrow stalls, lack of Braille signage at entrances, mirrors too high, lavatory aprons too low, lavatory faucet controls inappropriate, exposed pipes under lavatories, urinal in men’s too high, coat hooks too high, lack of grab bars at water closets, toilet seats too low, inappropriate latch hardware on stalls, lack of appropriate maneuvering space at the latch pull sides of entrance doors, etc. Modify the restrooms to comply with ADAAG specifications, if it is technically feasible to do so.	L	L	M	8 9 10 11 12 13	\$16,000	See Building Block 9 – Accessible Restrooms , for more information						

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10. Interior - Kitchen	Round door hardware exists on the door to the kitchen.	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 doorknobs with lever-type hardware or installing add-on levers, if the kitchen is open to the public.	L	L	M	2 1	\$150	See Building Block 8 – Accessible Doors for additional information						
11. Interior - Kitchen	Appropriate knee clearance does not exist underneath the sink.	4.24	The existing sink does not provide knee and toe clearance, and has a depth of over 12-inches. According to ADAAG, knee clearance that is at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks. In addition, each sink shall be a maximum of 6-1/2 in (165 mm) deep. According to the program access provisions of Title II , programs or services offered to the general public shall be accessible and usable by individuals. Therefore, if this sink is used by the general public, then it should be made accessible, complying with ADAAG specifications.	L	L	M	2 1	\$2,000	ADAAG 4.24						
12. Interior	The fountain in the hallway near the Kitchen is not hi-lo, does not provide appropriate clear floor space, and does not provide appropriate knee clearance.	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. Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L	L	M	2 2	\$100	Building Block 7 – Drinking Fountains ADA TAM 3 – Page 34						

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13. Interior - Upstairs	There is no elevator between floors, there is either stair access or someone must transverse to the outside of the building.	4.3.2	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. Due to the low level of use of this facility and the extreme expense involved in the installation of an elevator, we recommend installing an elevator or stairway lift at some point in the future when the building undergoes extensive remodeling	V V L	L	M	2 3	\$50,000+	ADAAG					
14. Engine Room	The fountain in the engine room is not hi-lo, does not provide appropriate clear floor space, and does not provide appropriate knee clearance.	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. Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L	L	M	2 4	\$100	Building Block 7 – Drinking Fountains ADA TAM 3 – Page 34					

Fire Station #37 - Transition Plan - Conceptual Cost Projections

Total	\$127,300+
Year One (Very High – VH)	\$200
Year Three (High - H)	\$5,000
Year Five (Medium - M)	\$2,650
Year Ten (Low - L)	\$18,450
Year Ten (Very Low - VL)	\$1,000
Correct with Next Major Renovation/Alteration (Very Very Low – VVL)	\$100,000+