

Sedgwick County, Kansas - Health Dept., 2716 W Central Americans with Disabilities Act Transition Plan

December 2006



Prepared by

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In conjunction with

Sedgwick County and the Wichita/Sedgwick County Access Advisory Board

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	82 total parking spaces exist and only 2 are marked accessible, 1 of which is marked van accessible.	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, 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 to be designated "van accessible." The existing parking lot has 82 total parking spaces and only two designated accessible parking spaces. According to ADAAG a required minimum of 4 accessible parking spaces should exist in this parking area. Provide two additional accessible parking spaces. . If restriping 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. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations.	H	H	H	5 6	\$1,000	(See Building Block 1 – Accessible Parking , for greater clarification).						
2. Parking	The surface slope, of the two existing accessible parking spaces, is slightly too steep measuring 2.4% at intervals.	4.6.3	The surface slope of accessible parking spaces and access aisles is generally beyond 2% and measures over 2.4% at intervals. 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	H	H	5 9 6 0 6 1	\$2,000	(See Building Block 1 – Accessible Parking , for greater clarification).						
3. Exterior – Pedestrian Paths of Travel	Two curb ramps exist, connecting the parking lot level with the sidewalk level, and neither of the ramps provide a detectable warning surface.	4.7.7	Since these curb ramps lead to a cross vehicular traffic ways, the necessity of detectable warning surface is magnified. Modify the existing curb ramps to comply with ADAAG specifications pertaining to a detectable warning surface.	H ®	H	H	5 8 6 2	\$500	See Building Block 5 – Curb Ramps , for more information						

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4. Exterior – Pedestrian Paths of Travel	An approximate ½-inch abrupt change in level exists at the bottom of the curb ramp, due to broken concrete, identified in photo 62.	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)). Modify the path of travel from accessible parking so that no abrupt changes in level exists beyond ¼-inch.	H ®	H	H	62 63	\$300	ADAAG						
5. Entrances / Exits	Approximately seven entrances/exits exist, all of which, are inaccessible on the exterior due to curbs without curb ramps, except for the front main entrance.	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. Modify the path of travel on the exterior of an appropriate number of exits to comply with ADAAG specifications pertaining to the required number of accessible entrances.	H ®	H	H	64 65 66	\$5,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space						
6. Entrances / Exits	The double leaf main public entrance doors are too narrow (less than 32-inches clear width).	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 entrance doors consist of two leafs, at least one leaf must meet ADAAG clear width specifications. Modify at least one leaf of each set of entrance doors to comply with ADAAG specifications by installing fold-away hinges, or other wise ensuring a minimum 32-inch clear width.	H	H	H	N A	\$2,000	See Building Block 8 – Accessible Doors for additional information						
7. Entrances / Exits	The front main public entrance consists of two doors in series and inappropriate space exists between the two doors.	4.1.3(8) 4.13.7	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 doors to comply with ADAAG specifications for two doors in series or provide automatic door openers on one leaf of each set of doors.	H ®	H	H	86 87	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space						

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

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8. Interior - Front Lobby	The drinking fountain is not accessible to individuals who use wheelchairs.	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.	M	H	H	7 2	\$2,500	Building Block 7 – Drinking Fountains						
9. Restrooms	The lobby restrooms are totally inaccessible due to numerous inconsistencies.	4.23	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 this restroom fully accessible, if it is technically feasible to do so, due to the potential high level of use of this facility by individuals with disabilities. However, we recommend this action be performed as a very low priority due to the existence of fully accessible restrooms on the interior.	V L	H	H	7 2	\$16,000	See Building Block 9 – Accessible Restrooms , for more information						
10. Restrooms	The lavatory on the interior unisex restroom does not provide appropriate knee clearance underneath due to cabinets.	4.19.2	According to ADAAG, lavatories shall be mounted with the rim or counter surface no higher than 34 in (865 mm) above the finish floor. Provide a clearance of at least 29 in (735 mm) above the finish floor to the bottom of the apron. Knee and toe clearance shall comply with Fig. 31 . Remove the cabinets under this lavatory and ensure appropriate knee and toe clearance exists underneath complying with ADAAG specifications.	V H	H	H	7 7	\$1,000	See Building Block 6 – Accessible Lavatories , for more information						

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11. Restrooms	The toilet seat cover dispenser, in the unisex restroom, is not within reach range and does not provide appropriate clear floor space.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Lower the seat cover dispensers to meet ADAAG reach range specifications or install another dispenser that is within ADAAG reach ranges and provides appropriate clear floor space underneath. It is recommended to install at a maximum of 48” A.F.F. so that the installation also complies with the new ADAAG 308.	V H	H	H	7 6	\$200	See Building Block 10 - Reach Ranges			
12. Restrooms	The restroom, adjacent to the unisex restroom, identified as “Authorized Personnel Only,” is totally inaccessible due to numerous inconsistencies.	4.23	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. Our on-site surveyor was told by a Health Dept employee that this restroom was used for special purposes and used by the public. Therefore, we recommend not modifying this restroom and ensuring that the unisex restroom can be used for all specialized purposes.	H	H	H	7 9 8 0	\$0	See Building Block 9 – Accessible Restrooms , for more information			
13. All Exam Rooms	Round door hardware exists on the doors to all exam rooms.	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.	L	H	H	7 3	\$750	See Building Block 8 – Accessible Doors for additional information			

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14. All Exam Rooms	The sinks have no clear floor space and have no insulated pipes.	4.24	The existing sinks do not provide knee and toe clearance, and each sink 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 these sinks are used by the general public, then they should be made accessible, complying with ADAAG specifications.	L	H	H	814	\$5,000	ADAAG			
15. Hallways	Work cabinets when folded down are protruding objects, most were left in an open position; during on-site survey	4.4	Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. Objects may protrude as long as they are in use. We recommend providing instruction to users to fold up the cabinets after use.	V H ®	H	H	85	\$0	Building Block 2 – 27” to 80” zone			

Health Department, 2716 W. Central - Transition Plan - Conceptual Cost Projections

Total	\$36,750
Year One (Very High – VH)	\$1,200
Year Three (High - H)	\$9,300
Year Five (Medium - M)	\$2,500
Year Ten (Low - L)	\$7,750
Year Ten (Very Low - VL)	\$16,000