

**Sedgwick County, Kansas – Munger Building
Americans with Disabilities Act Transition Plan
(538 N. Main)**

June 2007



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 – Munger Building - June 2007 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 slope of designated accessible parking, at the rear of the building, is slightly too steep measuring 2.2%.	4.6.3	The surface slope of accessible parking spaces and access aisles is slightly beyond 2%. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2%. We recommend modifying the existing accessible parking spaces only as a very low priority or at a point in time when the parking surfaces is resurfaced.	V V L	M	M	3 9	\$2,000	(See Building Block 1 – Accessible Parking , for greater clarification).						
2. Exterior – Pedestrian Paths of Travel.	The curb ramp, located at the corner of Main and Elm has a steep running slope measuring over 10%.	4.7	The running slopes of curb ramps are required to be no steeper than 1:12 (8.33%). The running slope of the existing curb ramp measures over 10%. Modify the curb ramp so the running slope complies with ADAAG specifications.	V L ®	M	M	1 7 5	\$2,000	See Building Block 5 – Curb Ramps for additional ADAAG specifications.						
3. Exterior – Pedestrian Paths of Travel.	The curb ramp that connects the rear parking lot level to the sidewalk level has a steep running slope.	4.7	The running slopes of curb ramps are required to be no steeper than 1:12 (8.33%). The running slope of the existing curb ramp measures over 10%. Modify the curb ramp so the running slope complies with ADAAG specifications.	V L ®	M	M	4 0	\$2,000	See Building Block 5 – Curb Ramps for additional ADAAG specifications.						
3. Exterior – Pedestrian Paths of Travel.	A slight cross slope exists on the path of travel (sidewalk) leading from accessible parking to the rear accessible entrance ramp.	4.3.7	According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. The cross slope on the existing sidewalk measures 2.2%. We recommend modifying the sidewalk so that a cross slope beyond 1:50 does not exist as a very low priority due to the slight degree of cross slope.	V L	M	M	4 2	\$2,000	See Building Block 3 – Ramps , for more information						
4. Entrances / Exits	Three ground floor entrances/exits exist and only one is designated as accessible (steps exist on the exterior of the other exits)	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. Since this building is historic it may be difficult or impossible to create an appropriate number of accessible exits without detracting from the historic ambience of the building. We recommend creating and implementing policy to ensure that all individuals with disabilities are evacuated in case of emergency.	V H	M	M	N A	\$100	See Building Block 8 – Accessible Doors for more information regarding maneuvering space						

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5. Entrances / Exits	The automatic door activation button located on the exterior of the designated accessible entrance is in the wrong location.	4.13.1 2 4.27.2	If an automatic door is used, then it shall comply with ADAAG 4.13.12 (ANSI/BHMA A156.10-1985) . In addition, clear floor space complying with 4.2.4 that allows a forward or a parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment. Relocate the activation button so that it is located on the path of travel from the ramp to the entrance. The existing button is located next an abrupt drop-off and does not allow turnaround space to enter the door in a forward approach. Ensure that the button is located on a minimum level surface of 30 by 48-inches.	M	M	M	1 8 7	\$1,000	ADAAG			
6. Entrances / Exits	The designated accessible rear entrance is locked and a sign states that the entrance is not a public entrance.	4.1.3(8)	According to ADAAG, at least 50 percent of all public entrances (excluding those in (b) below) shall comply with 4.14 . At least one must be a ground floor entrance. Public entrances are any entrances that are not loading or service entrances. Where feasible, accessible public entrances shall be the entrances used by the majority of people visiting or working in the building. Modify the accessible entrance so that it is a public entrance.	H	M	M	1 8 6	\$100	ADAAG			
7. Interior - General	Interior exit signs are not also provided in Braille.	4.1.3(16)	Signs that identify permanent rooms and spaces (restrooms, room numbers and exit signs) are required to be provided in Braille, mounted at the latch side of the entrance door. Provide Braille signage wherever exit signs exist. Mount signage per the new ADAAG 703.4.	H	M	M	1 1	\$300	See Building Block 11 – Signage Specifications , for more information			
8. Interior - Elevator	Braille insignia, located at elevator door jams, are located too low.	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. Relocate the Braille insignia to comply with ADAAG specifications.	H	M	M	1 2	\$300	ADAAG			

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9. Interior - Elevator	The common use elevator does not appear to provide appropriate accessible emergency communications (e.g. the existing communications system appears to require voice communication).	4.10.1 2 4.10.1 4	According to ADAAG, elevator emergency communications shall have the following: 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. <u>The emergency intercommunication system shall not require voice communication.</u> Appendix Note . Ensure the common use elevator complies with ADAAG specifications.	M	M	M	1 4	\$10,000	ADAAG Building Block #4 – Elevators and Lifts						
10. Interior – 2 nd and 3 rd Floors	Room numbers are not also provided in Braille.	4.1.3(16)	Signs that identify permanent rooms and spaces (restrooms, room numbers and exit signs) are required to be provided in Braille, mounted at 60-inches high measured to the center of the sign located at the latch side of the entrance door. Provide Braille signage wherever room numbers exist.	H	M	M	2 2	\$300	See Building Block 11 – Signage Specifications , for more information						
11. Interior – 2 nd and 3 rd Floors	Most doors have round knob opening hardware.	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 general public by replacing door knobs with lever-type hardware or installing add-on levers.	M	M	M	2 3	\$1,000	See Building Block 8 – Accessible Doors for additional information						

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12. Restrooms – 2 nd and 3 rd Floors	The men’s and women’s restrooms are totally inaccessible due to numerous inconsistencies.	4.23	Inconsistencies include, but are not limited to, narrow stalls, no Braille signage at entrances, inappropriate maneuvering space exists at the exterior latch pull sides of entrance doors on the second floor, hand dryers and paper towel dispensers are protruding objects, pipes exposed under lavatories, rear grab bars do not exist at water closets, no lowered urinals, water closets not centered at 18-inches, toilet paper dispensers wrong location, some toilet seat cover dispensers wrong are located too high and do not provide clear floor space underneath, 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. Since the upper floors are seldom used by the public and fully accessible restrooms exist on the first level, we believe restrooms, as a program, in this building are programmatically accessible, and we do not recommend making the second and third floor restrooms accessible.	H	H	M	17 18 21	\$0	See Building Block 9 – Accessible Restrooms , for more information			

Munger Building - Transition Plan - Conceptual Cost Projections

Total		\$21,100
Year One (Very High – VH)	---	\$100
Year Three (High - H)	---	\$1,000
Year Five (Medium - M)	---	\$12,000
Year Ten (Low - L)	---	\$0
Year Ten (Very Low - VL)	---	\$6,000
Correct with Next Alteration (Very Very Low – VVL)	---	\$2,000