

# **Sedgwick County, Kansas – Public Works Building Americans with Disabilities Act Transition Plan (1144 S. Seneca)**

**December 2006**



Prepared by

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In conjunction with

**Sedgwick County and the Wichita/Sedgwick County Access Advisory Board**

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Sedgwick County – ADA/504 Transition Plan – Public Works Building - 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. Exterior	Pedestrian access to the facility, from public rights-of-way, is not accessible due to curb ramps with inappropriate detectable warning surfaces, steep running slopes, and steep side flares.	<a href="#">4.7</a> <a href="#">4.7.7</a> <a href="#">4.3.7</a>	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. According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. 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 12%. The curb ramp surface must be at least 36-inches wide. <b>Modify curb ramps on the public right-of-way to comply with ADAAG specifications or work with the City of Wichita to ensure appropriate accessible pedestrian access exists leading to this facility.</b>	L ®	L	M	<a href="#">2</a> <a href="#">5</a> <a href="#">7</a> <a href="#">8</a>	\$10,000	See <a href="#">Building Block 5 – Curb Ramps</a> , for more information						
2. Exterior	On property curb ramps are also inaccessible due to very steep running slopes, very steep cross slopes, and inappropriate detectable warning surfaces.	<a href="#">4.7</a> <a href="#">4.7.7</a> <a href="#">4.3.7</a>	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. According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. 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 leading to the entrance door measures 15%. <b>Modify curb ramps at all on-property locations, which are part of the required accessible pedestrian paths of travel to comply with ADAAG specifications.</b> See identified photos for more details.	M ®	L	M	<a href="#">2</a> <a href="#">3</a> <a href="#">5</a> <a href="#">6</a> <a href="#">7</a> <a href="#">8</a> <a href="#">9</a> <a href="#">10</a>	\$20,000	See <a href="#">Building Block 5 – Curb Ramps</a> , for more information						

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3. First Floor	The push/pull weight, of the men’s and women’s restrooms and the Locker Rooms entrance doors, is too heavy.	<a href="#">4.13.1</a> <a href="#">1</a>	ADAAG requires that the maximum pressure required to push or pull open a door be 5-pounds or less. <b>Modify the door closers to comply with ADAAG specifications.</b>	M	L	M	N A	\$50	See <a href="#">Building Block 8 – Accessible Doors</a>					
4. First Floor	The coat hook in the women’s restroom is located too high.	<a href="#">4.25.3</a>	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG <a href="#">4.2.5</a> or <a href="#">4.2.6</a> . <b>Install a lowered coat hook making sure not to make the hook a protruding object.</b>	M	L	M	N A	\$100	<a href="#">Building Block 10 – Reach Ranges</a>					
5. First Floor	The benches, located in both the men’s and women’s locker rooms, have no back support.	<a href="#">4.35.4</a> <a href="#">4.37</a>	A bench complying with <a href="#">4.37</a> is required to be provided within locker or dressing rooms. 4.37 specifications include, benches shall be fixed and shall have seats that are 20 inches minimum to 24 inches maximum in depth (see <a href="#">Fig. 47</a> ). Benches are also required to have back support that is 42 inches minimum in length and that extends from a point 2 inches maximum above the seat to a point 18 inches minimum above the seat (see <a href="#">Fig. 48</a> ). The existing benches are only 15-inches in depth and do not have back support. <b>Provide at least one bench in each locker/dressing room that complies with ADAAG specifications.</b>	M ®	L	M	<a href="#">1</a> <a href="#">2</a>	\$1,000	<a href="#">New ADAAG ADAAG</a>					
6. First Floor-Offices	Appropriate maneuvering space at the latch pull side of some office entrance doors do not exist.	<a href="#">4.13.6</a>	Due to furnishings, some office entrance doors do not provide appropriate maneuvering clear floor space at the latch pull sides. <b>Move furnishings to allow appropriate maneuvering space.</b>	M	L	M	<a href="#">1</a> <a href="#">3</a>	\$100	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space					

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7. Second Floor	Stairwells do not provide areas of rescue assistance.	<a href="#">4.1.3(9)</a>	According to ADAAG’s new construction provisions, in buildings or facilities, or portions of buildings or facilities, required to be accessible, accessible means of egress shall be provided in the same number as required for exits by local building/life safety regulations. Where a required exit from an occupiable level above or below a level of accessible exit discharge is not accessible, <u>an area of rescue assistance shall be provided on each such level (in a number equal to that of inaccessible required exits)</u> . Areas of rescue assistance shall comply with <a href="#">4.3.11</a> . A horizontal exit, meeting the requirements of local building/life safety regulations, shall satisfy the requirement for an area of rescue assistance. <a href="#">Appendix Note</a> . EXCEPTION: Areas of rescue assistance are not required in buildings or facilities having a supervised automatic sprinkler system. <b>If required, provide an appropriate number of areas of rescue assistance.</b>	H ®	L	M	<a href="#">15</a>	\$????	See Resources on Emergency Evacuation						
8. Second Floor	Braille exit signs do not exist throughout the facility.	<a href="#">4.1.3(16)</a> <a href="#">4.30.4</a>	Signs that identify permanent rooms and spaces (e.g. room numbers, restrooms, and exit signs) are required to be provided in Braille, mounted at the latch side of the entrance door. <b>Provide Braille signage where exit signs exist. Mount signage per the new ADAAG 703.4.</b>	H ®	L	M	<a href="#">14</a>	\$1,000	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>						
9. Second Floor	Appropriate maneuvering space at the latch pull side of some office entrance doors do not exist.	<a href="#">4.13.6</a>	Due to furnishings, some office entrance doors do not provide appropriate maneuvering clear floor space at the latch pull sides. <b>Move furnishings to allow appropriate maneuvering space.</b>	M	L	M	<a href="#">13</a>	\$100	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space						

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10. Second Floor	All restroom entrance doors are too heavy.	<a href="#">4.13.1</a> <a href="#">1</a>	ADAAG requires that the maximum pressure required to push or pull open a door be 5-pounds or less. <b>Modify the door closer to comply with ADAAG specifications.</b>	M	L	M	N A	\$50	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space			
11. Third Floor	The coat hooks in both the men and women’s restrooms are located too high.	<a href="#">4.25.3</a>	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG <a href="#">4.2.5</a> or <a href="#">4.2.6</a> . <b>The new ADAAG 308 further restricts the maximum height to 48” A.F.F. Install lowered coat hooks making sure not to make the hooks protruding objects.</b>	L	L	M	<a href="#">1</a> <a href="#">9</a>	\$100	<a href="#">Building Block 10 – Reach Ranges</a>			
12. Third Floor	Only 44-inches of clear floor space exists on the interior of entrance door to the women’s restroom, due to a partition wall.	<a href="#">4.13.6</a>	ADAAG Fig. 25 requires at least 48-inches of clear floor space at doors of this type. <b>Modify this door to comply with ADAAG specifications.</b>	L	L	M	<a href="#">2</a> <a href="#">0</a> <a href="#">2</a> <a href="#">1</a>	\$2,500	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space			
13. Third Floor	Appropriate maneuvering space at the latch pull side of some office entrance doors do not exist.	<a href="#">4.13.6</a>	Due to furnishings, some office entrance doors do not provide appropriate maneuvering clear floor space at the latch pull sides. <b>Move furnishings to allow appropriate maneuvering space.</b>	M	L	M	N A	\$100	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space			

**Public Works Building - Transition Plan - Conceptual Cost Projections**

<b>Total</b>		<b>\$35,100+</b>
<b>Year One (Very High - VH)</b>	---	<b>\$0</b>
<b>Year Three (High - H)</b>	---	<b>\$1000+</b>
<b>Year Five (Medium - M)</b>	---	<b>\$21,500</b>
<b>Year Ten (Low - L)</b>	---	<b>\$12,600</b>
<b>Year Ten (Very Low - VL)</b>		<b>\$0</b>