

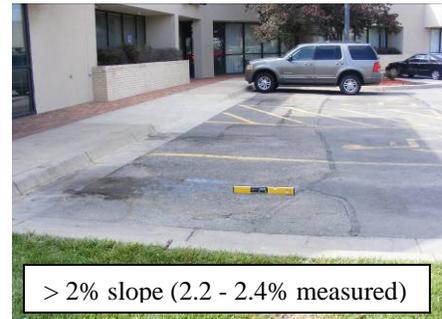
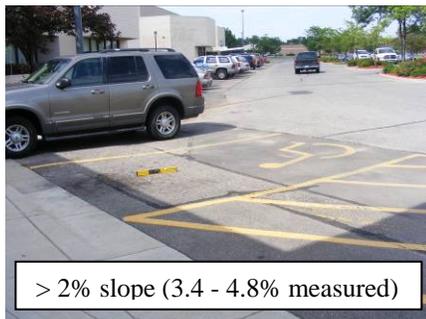


ADA ASSESMENT REPORT
SEDGWICK COUNTY BRITTANY TAG OFFICE
BRITTANY CENTER, 21ST STREET AND WOODLAWN, WICHITA, KS
Report Date: July 15, 2008

The following ADA site assessment was performed on June 24, 2008 upon request of April Powell, Project Manager for Sedgwick County Project Services.

The following structural inconsistencies still exist and require correction, as previously noted in the previous ADA assessment prepared by Bob Bean dated February 2, 2007. Provisions for alterations and upcoming renovations are outlined at the end of this document.

ACCESSIBLE PARKING and ACCESSIBLE ROUTE



EXISTING CONDITION: All accessible spaces and the access aisle slope away from the building with slopes exceeding 2% for the portion of the parking space closest to the building. (ADAAG 4.6.3, 4.6.6)

RECOMMENDATION: Priority L
Repave to correct slope. Note: It appears that some paving work has occurred to improve slopes at the portion of the space furthest from the building. Since this part has been improved, this item is now a low priority.



EXISTING CONDITION: The curb ramp, connecting the street (parking lot) level with the sidewalk level, does not provide an appropriate detectable warning surface. The existing curb cut has a detectable warning surface. However, this detectable warning does not comply with current ADAAG specifications regarding truncated domes.

RECOMMENDATION: Priority L
Modify the existing curb cut to comply with ADAAG specifications pertaining to a detectable warning surface with truncated domes. (ADAAG 4.29, 4.7.7)



EXISTING CONDITION: Upright sign that designates accessible parking is not visible due to landscaping. ADAAG requires accessible parking spaces to have upright signage that is located so that it can be seen with a vehicle parked in the space.

RECOMMENDATION: Priority VH
Trim bushes or raise upright signage so that it is visible.
(ADAAG 4.6.4)

RESTROOM FACILITIES:

MENS RESTROOM



EXISTING CONDITION:
The toilet paper dispenser is located 3-1/2 inches forward of the toilet bowl. The current ADAAG does not specify a horizontal distance from the toilet. The new ADAAG (604.7) will require the relocation of the dispenser horizontally to a location 7 to 9 inches forward of the toilet.

RECOMMENDATION:
Relocate toilet paper dispenser at this time or immediately upon adoption of new ADAAG (Department of Justice is in its final review period, and imminent adoption is expected).

EXISTING CONDITION:
Baby changing table is mounted too high. The table surface is 41 inches above the floor when open.

RECOMMENDATION: Priority L
Reposition changing table so that surface is no more than 34 inches and no less than 28 inches above the floor.
(ADAAG 4.32.4)

EXISTING CONDITION:
Door sign is located incorrectly per the current ADAAG. However, no wall space exists on either side of door, and sign is mounted on push side of door and no safety hazard exists.

RECOMMENDATION:
No action. The new ADAAG (703.4.2) will allow tactile signage to exist on the push side of doors with closers and without hold-open devices.

EXISTING CONDITION: Door to Men's Restroom does not provide appropriate maneuvering space at door. ADAAG requires at least 12-inches to the latch push side of doors that have closers.

(ADAAG 4.13.6)

RECOMMENDATION:

Priority H

It does not appear that the 12” clearance can be easily achieved. Install automatic opener where sufficient maneuvering clearance does not exist and cannot otherwise be provided. Or, an alternate solution would be to remove the door closer (then the 12” clearance would not be required), but in this case restroom signage would need to be also located on an adjacent wall (one does not exist, but a wing wall could be created for this purpose).

WOMENS RESTROOM



EXISTING CONDITION:

The toilet paper dispenser is located 3-1/2 inches forward of the toilet bowl. The current ADAAG does not specify a horizontal distance from the toilet. The new ADAAG (604.7) will require the relocation of the dispenser horizontally to a location 7 to 9 inches forward of the toilet.

RECOMMENDATION:

Relocate toilet paper dispenser at this time or immediately upon adoption of new ADAAG (Department of Justice is in its final review period, and imminent adoption is expected).

EXISTING CONDITION:

Baby changing table is mounted too high. The table surface is 36 inches above the floor when open.

RECOMMENDATION:

Priority L

Reposition changing table so that surface in no more than 34 inches and no less than 28 inches above the floor. (ADAAG 4.32.4)

EXISTING CONDITION:

Door sign is located incorrectly per the current ADAAG. Currently, no wall space exists on either side of door, and sign is mounted on push side of door and no safety hazard exists.

RECOMMENDATION:

Priority H

Since renovation will move the location of the employee work area and service counter, ensure that wall space exists at the latch side and relocate signage per the new ADAAG 703.4.1 and 703.4.2.

EXISTING CONDITION: Door to Women’s Restroom does not provide appropriate maneuvering space at door. ADAAG requires at least 12-inches to the latch push side of doors that have closers.

(ADAAG 4.13.6)

RECOMMENDATION:

Priority H

Since renovation will move the location of the employee work area and service counter, ensure that sufficient maneuvering clearance is provided at the latch side of the door.

SERVICE COUNTER

EXISTING CONDITION:

Existing service counter is too high.

RECOMMENDATION:

Priority VH

ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. It is understood that the transaction counter will be renovated, so the new design should provide at least one station that has an accessible service counter.

INTERIOR

The following minor items were identified that require modification to ensure compliance:



EXISTING CONDITION: Exit signs are not also provided in Braille.

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. It is suggested to locate the signage per the new ADAAG 703.4.1 and 703.4.2.

(ADAAG 4.1.3(16), 4.30)

RECOMMENDATION:

Priority H

Provide Braille signage at all locations where exit signs exist.



EXISTING CONDITION: Wall-mounted comment box and forms rack create protruding objects in the public area.

Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches and lower than 80-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane.

(ADAAG 4.4)

RECOMMENDATION:

Priority H

Provide cane detection underneath protruding objects or otherwise ensure protruding objects do not exist.



EXISTING CONDITION: Transaction counter creates a protruding object in the public area. Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches and lower than 80-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane.

(ADAAG 4.4)

RECOMMENDATION:

Priority H

It is understood that the transaction counter will be renovated, so the new design should ensure that countertop does not create a protruding object.



EXISTING CONDITION: Public telephone is located too high at 56”.

Where public telephones are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6. The new ADAAG will further require that accessible objects be located within a maximum reach range of 48-inches, to the highest operable part. (ADAAG 4.2.5, 4.2.6)

RECOMMENDATION:

Priority H

Lower telephone so that it is within a maximum reach range of 48”.

ALTERATIONS & RENOVATIONS

- It is understood that a portion of the employee work area is intended to be renovated, with all employee work stations to be new (and additional work stations added on the north wall). As required by the ADA Standards, where alterations occur, the following design guidelines shall apply:
 - If existing elements, spaces, or common areas are altered, then each such altered element, space, feature, or area shall comply with the applicable provisions of 4.1.1 to 4.1.3. *This requires that the renovated elements (work stations and other altered elements) meet the requirements for new construction.*
 - If alterations of single elements, when considered together, amount to an alteration of a room or space in a building or facility, the entire space shall be made accessible.

- Alterations to an Area Containing a Primary Function: In addition to the requirements of 4.1.6(1), an alteration that affects or could affect the usability of or access to an area containing a primary function shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the altered area and the restrooms, telephones, and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, unless such alterations are disproportionate to the overall alterations in terms of cost and scope (as determined under criteria established by the Attorney General). *Note: In general this has been determined to mean 20% of the cost of construction.*
- Under the County’s Transition Plan, all areas that are open to the public shall be accessible to comply with the Title II requirements for program access.
- It is understood that the existing employee work area, which includes the employee work stations on a raised platform will be completely renovated. As such the following guidelines should be followed:
 - Currently, there is no accessible route to the employee work room, break room, and storage areas at the west side of the facility (these areas can only be accessed through the employee work area, which is raised one step). **When the employee work area is modified, an accessible route should be provided to the employee areas at the back of the facility.**



It should also be mentioned that doors at the same location as a step (with no landing), create a safety hazard and generally are not allowed by the building code.

- Currently, the employee work area consists of a raised platform that is inaccessible to employees with disabilities, due to both a step and a door (gate) less than 36” (existing door is 24”). When the work area is renovated, each renovated area or element is required to meet the provisions for new construction. **This requires an accessible route (ramp) and ADA compliant door or gate to provide access to the raised employee work platform per ADAAG 4.1.1(3).**



It should also be mentioned that doors (or gates) at the same location as a step (with no landing), create a safety hazard and generally are not allowed by the building code.

(3) * Areas Used Only by Employees as Work Areas. Areas that are used only as work areas shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the areas. These guidelines do not require that any areas used only as work areas be constructed to permit maneuvering within the work area or be constructed or equipped (i.e., with racks or shelves) to be accessible.

Note: In limited circumstances for existing buildings, where space limitations prohibit the use of a 1:12 slope or less, ADAAG does allow ramps as follows:

4.1.6 Accessible Buildings: Alterations.

(3) Special Technical Provisions for Alterations to Existing Buildings and Facilities:

(a) Ramps: Curb ramps and interior or exterior ramps to be constructed on sites or in existing buildings or facilities where space limitations prohibit the use of a 1:12 slope or less may have slopes and rises as follows:

(i) A slope between 1:10 and 1:12 is allowed for a maximum rise of 6 inches (150 mm).

(ii) A slope between 1:8 and 1:10 is allowed for a maximum rise of 3 inches (75 mm). A slope steeper than 1:8 is not allowed.

Ramps steeper than 1:12 shall only be allowed in very limited circumstances where a 1:12 slope is technically infeasible.

ADDITIONAL STRUCTURAL INCONSISTENCIES – EMPLOYEE BACK AREA

- The following structural inconsistencies exist within the back employee work area. **Existing employee work areas are not required to be made accessible** unless necessary to accommodate an employee with a disability or if affected by renovation as described below. At this time, it is understood that the renovation will not include any modifications to these employee areas or elements, so improvements would not be required.
 - If existing elements, spaces, or common areas are altered, then each such altered element, space, feature, or area shall comply with the applicable provisions of 4.1.1 to 4.1.3.
 - If alterations of single elements, when considered together, amount to an alteration of a room or space in a building or facility, the entire space shall be made accessible.

1. Doors:



EXISTING CONDITION: Round door opening hardware exists on many interior and exterior doors within the employee work area. According to ADAAG, accessible doors are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate.

(ADAAG 4.13)

RECOMMENDATION:

Modify doors by replacing door knobs with lever-type hardware or installing add-on levers.

EXISTING CONDITION: Some interior doorways (ranging from 2'-6" to 2'-0" doors) are too narrow. 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 4.13.5)

RECOMMENDATION:

Modify interior doors to comply with ADAAG specifications.

2. Employee Restroom:



EXISTING CONDITION: Existing employee restroom is totally inaccessible due to numerous inconsistencies.

RECOMMENDATION:

In new construction, ADAAG requires all public and common use (which includes employee) restrooms to be fully accessible. However, this facility is not considered new construction. The scope of restroom improvements throughout the building should be proportional to the scope of alterations occurring in the remainder of the building. (ADAAG 4.23)

3. **Kitchenette:**



EXISTING CONDITION: Sink is too high, does not provide appropriate knee clearance due to cabinets underneath, and has round knob for faucet controls.

The existing sink does not provide knee and toe clearance. 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 and no higher than 34”.

(ADAAG 4.24)

RECOMMENDATION:

Make sink accessible, complying with ADAAG specifications as described above.

4. **Coat Hooks:**



EXISTING CONDITION: Coat rack is located too high at 5'-7" and creates a protruding object by projecting 4-3/4" from the wall.

Where accessible coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6. The new ADAAG will further require that accessible objects be located within a maximum reach range of 48-inches, to the highest operable part. Additionally, where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches and lower than 80-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane.

(ADAAG 4.4, 4.2.5, 4.2.6)

RECOMMENDATION:

Replace coat rack with a one that does not protrude from the wall more than 4" or provide cane detection. Install such that at least one hook is within a maximum reach range of 48".

PRIORITY LEVELS

Priority VH = Correct within 1 year

Priority M = Correct within 5 years

Priority H = Correct within 3 years

Priority L = Correct within 8 years

REFERENCES

Width [4.3.3.] and Passing Space [4.3.4]

A continuous minimum clear width of 36 inches is required for accessible routes, but a reduction to 32 inches is allowed for a linear distance of no more than 24 inches (e.g., a doorway). However, the minimum width of hallways and corridors is often further determined by ADAAG requirements for clear floor space at elements such as drinking fountains, door maneuvering clearances, and turns around obstructions. Wheelchair passing space at least 60 by 60 inches must be provided at reasonable intervals that do not exceed 200 feet.

Parking Spaces [4.6.3]

For vans with side-mounted lifts, a combined width of almost 17 feet is often needed for the deployment and use of side-mounted lifts; ADAAG requires at least 16 feet. "Universal" parking spaces can be provided instead of separate standard and van spaces; (designated van spaces are not required under this design). Universal spaces are wider so that users can park to one side or the other as needed, including car drivers. The length of accessible spaces is not specified. Access aisles must be as long as the parking space.

A maximum slope of 2% is required in all directions for both the space and access aisle since level surfaces are important for wheelchair transfer to and from vehicles. For this reason, built-up curb ramps cannot project into access aisles. *Recommendation:* Connecting accessible routes should be configured so that people using

wheelchairs, who may not be as visible to drivers backing out of spaces, do not have to travel behind other vehicles.

Passenger Loading Zones [4.6.6]

Where zones are specifically designed for passenger loading and unloading, at least one on a site must be accessible. *Recommendation:* In practice however, particularly at large facilities such as airports and university campuses (which may be served by shuttles), it is recommended that passenger loading zones serving all accessible entrances be accessible.

Aisles must be at least 5 feet wide, although a wider aisle (8 feet wide minimum) is helpful at zones that serve transit vehicles with lifts or ramps. **A level surface (maximum 2% slope in any direction) for both the space and aisle** is important for wheelchair transfer to and from vehicles and deployment of vehicle lifts or ramps. Where aisles are flush with the pull-up space, wheelchair transfer is easier (the change in level of aisles at curb height can make transfer very difficult).

Obstructions [4.7.8]

It is important that parked cars, lampposts, utility poles, and other elements placed along sidewalks not obstruct connecting accessible routes. Space is needed at the top and bottom of ramps so that people using wheelchairs can align with the running slope and maneuver from ramps, including when making turns (which is difficult on sloped surfaces). At curb ramps, a landing provides the necessary connection to an accessible route. A landing with a minimum length of 48 inches will provide sufficient turning space. Where space at the top is less than 48 inches, side flares must have a maximum slope of 1:12 instead of 1:10 at the curb face.

Flush Controls [4.16.5]

Flush valve controls must be mounted no more than 44 inches above the floor **on the wide side of the toilet** so that they are within reach from the available clear floor space. This space can be located on either side of the toilet depending on the configuration.

Height of Tables or Counters [4.32.4]

Counter and table surface heights (28 to 34 inches) should be specified in consideration of the intended use. A height at the lower end of this range is generally preferable for surfaces used for extended periods of time (study carrels, dining counters, kitchen counters in dwelling units) as opposed to those used briefly or intermittently (breakroom counters, hotel room kitchenette counters). While **34 inches is the specified maximum for an accessible counter**, the entire counter is not required to be accessible. A height of 36 inches, where necessary to accommodate below counter appliances, may be acceptable in limited use areas such as employee breakrooms, as long as a portion of the counter is accessible. (This is consistent with counters in business and mercantile facilities since customer use is limited to simple activities like writing checks or signing receipts.)

Mounting Location and Height [4.30.6]

Placement of tactile signs aside doors (latch-side) provides safety since locating signs on doors that swing out is hazardous. It also provides uniformity which makes signs easier to find by people with little or no vision. (This is why tactile signs are not permitted on doors that swing-in). The 60 inch centerline height also provides uniformity as well as convenience in reading signs from a standing position. *Recommendation:* At signs containing pictograms or other non-tactile information, this should be measured to the centerline of the raised/Braille portion so that it is not too low (or high).

Space must be available for a close approach outside the swing of doors. It is important that fixed elements (e.g., drinking fountains) and furnishings not obstruct the approach. The wheelchair maneuvering clearance required on the pull side of doors should allow adequate space.

Where adequate wall space is not available on the latch-side, signs are to be placed on the nearest adjacent wall surface. At double doors or entries with no doors, signs can be placed on either side although attention should be paid to predominant traffic patterns and building-wide uniformity. At double doors, doors that easily swing back 180 degrees can be a hazard unless doors are equipped with closers or the sign is placed beyond

the full swing. Where other codes or standards specify a different location (e.g., illuminated exit signs overhead) redundancy is required.

FROM THE NEW ADAAG:

EXPECTED ADOPTION IMMINENT **NO GRANDFATHER CLAUSE**

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be **7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet** measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

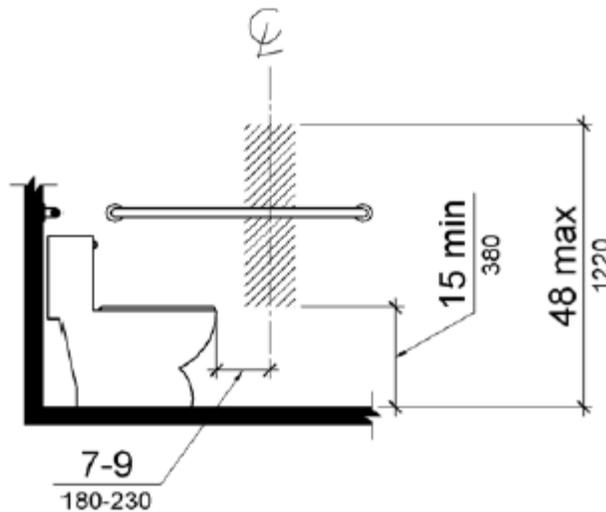


Figure 604.7 Dispenser Outlet Location

703.4.1 Height (of Signage) Above Finish Floor or Ground. Tactile characters on **signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.**

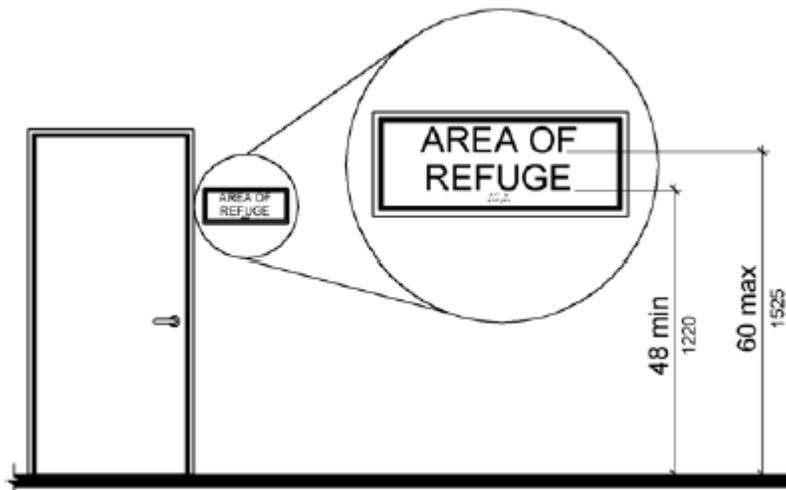


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

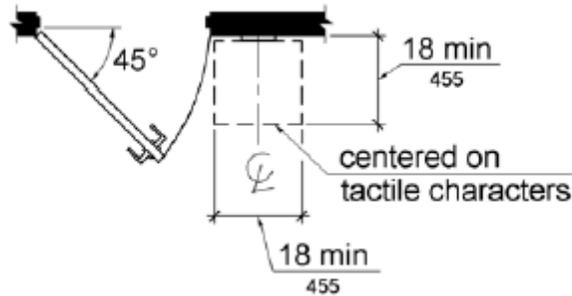


Figure 703.4.2 Location of Tactile Signs at Doors