

Loop Beach and Bathhouse



Town of Barnstable ADA Transition Plan

October 2021



Institute for Human Centered Design

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Background

Loop Beach and Bathhouse is located at Oceanview Avenue. There is a building with both men's and women's toilet rooms and an accessible portable toilet. Amenities near the building include a drinking fountain, a lifeguard shack with a service window, a bike rack, benches, a parking lot and a path to the beach. Summer programs sponsored by the Recreation Department take place at the beach.

Key Accessibility Issues

Men's and Women's Toilet Rooms

Accessibility issues include lack of an accessible toilet compartment in both the men's and women's toilet rooms, lack of maneuvering clearance at the exterior landings for the entry doors to the toilet rooms, and lack of the minimum required door width and pull-side maneuvering clearance at the exit doors from the toilet rooms. Other accessibility issues include plumbing underneath the lavatories that is not covered, dispensers mounted higher than the maximum allowed, the rim of the urinal in the men's toilet room is higher than the maximum allowed, and hand sanitizers protrude into the circulation path in both toilet rooms. Also, the mirror is installed higher than the maximum height allowed at the men's toilet room.

Additional Accessibility Issues

- Lack of compliant designation signs (raised characters and braille).
- Lack of drinking fountains for standing users and an inaccessible fountain for seated users.
- Lack of an accessible route to the high tide level at the beach.
- Beach ramp handrail is not in operable working condition.
- Beach ramp lip has a change in level higher than the maximum allowed.
- Bike rack and bench are not located on an accessible route.
- Lack of an accessible service window (lifeguard shack).

- Lack of an accessible portable toilet that has 60" wide by 72" deep clear floor space at the toilet.
- Lack of an identification sign with the International Symbol of Accessibility (ISA) at the car accessible parking space.
- Lack of a sign with the designation "Van Accessible" at the van accessible parking space.





Order of Magnitude Cost Estimates

- Renovate toilet rooms including providing for compliant maneuvering clearance and door width at toilet room entry doors: \$32,358
- Provide drinking fountains for standing and seated users: \$4,216
- Renovate beach access (ramp and beach mat): \$2,421
- Renovate parking: \$1,000
- Miscellaneous corrective actions (signage, service window, etc.): \$1,344





Total: *41,339

***Note:** Cost to provide a compliant accessible portable toilet is not included.






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Accessible Path to Beach	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max.	1	256	\$256
2	Accessible Path to Beach	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide a beach mat 6.5' wide and 33' long to the mean high tide level.	1	1909	\$1909
3	Bike Rack by Accessible Path to Beach	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure bike rack is located on an accessible route.	1	Labor	\$0
Off-Street Parking Lot or Garage												
4	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign not provided Sign does not have the designation "Van Accessible"	53 2 1 - -	Provide a sign with the International Symbol of Accessibility (ISA) at the car accessible parking space with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	2	500	\$1000





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Exterior Ramp												
5	Accessible Path to Beach	Ext.		Exterior Ramp	N/A		Not maintained in operable working condition	-	Ensure the ramp handrail is maintained in operable working condition.	1	256	\$256
Access to Goods and Services												
Interior Access Route												
6	Men's Toilet Room	1		Interior Access Route	N/A		Obstructed by protruding objects Audible and visible alarms not provided	-	Relocate hand sanitizer. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	256	\$256
Doors, Doorways, & Gates												
7	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Maneuvering clearance(s) not provided	29" 4"	Widen the door so that there is 32" min. clear width. Provide an automatic door opener.	1	6426	\$6426
8	Women's Toilet Room	1		Doors, Doorways, & Gates			Clear width at door < 32" Maneuvering clearance(s) not provided	31" 9"	Widen the door so that there is 32" min. clear width. Provide an automatic door opener.	1	6426	\$6426




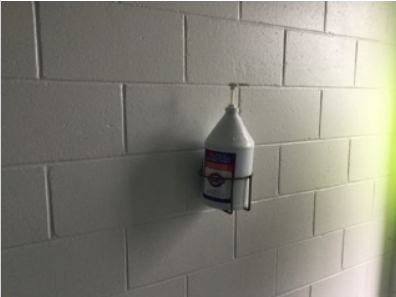
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
9	Men's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance at door > 1:50 (2.00%) Threshold > 1/2" high	15.3% 6"	Alter so that the slope in all directions is no greater than 1:50 (2.00%) / Provide an automatic door opener. Alter the threshold to be 1/2" high max. (Cost estimate of a concrete path 5' wide and 20' long.)	1	1000	\$1000
10	Men's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	6.75"	Alter the threshold to be 1/2" high max. (Cost provided in ID #10.)	1	-	\$0
11	Women's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	6.5"	Alter the threshold to be 1/2" high max. (Cost provided in ID #10.)	1	-	\$0
Signage												
12	Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
13	Women's Toilet Room	Ext.		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232

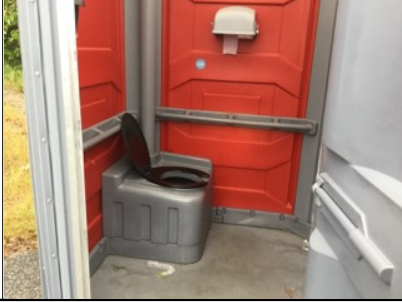


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
14	Lifeguard shack	Ext.		Service Counter	N/A		Counter > 36" high	58"	Provide a counter / service window that is 36" max. above the ground or finished floor.	1	880	\$880
Exterior Benches												
15	Bench at Beach next to Stairs	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Ensure bench is located on an accessible route.	1	labor	\$0
Toilet & Bathing Rooms												
Overall Access												
16	Men's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Remove the partition to provide an accessible single-user toilet compartment. (Install a toilet with a seat height 17"- 19" above the floor and has a centerline of 18". Provide one 42" long grab bar on the side wall of the toilet and one 42" long on the rear wall. Relocate toilet paper so that it is 24" minimum high, located under the grab bar, and between 7" and 9" from the front of the toilet).	1	6182	\$6182
17	Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Remove the partition to provide an accessible single-user toilet compartment. (Install a toilet with a seat height 17"- 19" above the floor and has a centerline of 18". Provide one 42" long grab bar on the side wall of the toilet and one 42" long on the rear wall. Relocate toilet paper so that it is 24" minimum high, located under the grab bar, and between 7" and 9" from the front of the toilet).	1	6182	\$6182

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
18	Men's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	24.75" - 47"	Provide lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact at lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	2034	\$2034
19	Women's Toilet Room	1		Lavatory			Plumbing underneath is exposed Dispensers not within reach range	- 52"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower dispensers to 48" max. above the floor.	1	348	\$348
Urinal												
20	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high	24"	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	3248	\$3248
Dispensers												
21	Women's Toilet Room	1		Dispensers			Controls > 42" high Dispenser acts as a protruding object	56" 7"	Relocate so the operable part is 48" maximum above the finished floor. Relocate dispenser out of the circulation path.	1	256	\$256

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Portable Toilet												
22	Accessible Portable Toilet	Ext.		Portable Toilet	N/A		60" by 72" clear space not provided	-	Provide an accessible portable toilet that has 60" wide and 72" deep clear floor space at the toilet.	1	-	\$0
Additional Access												
Drinking Fountains												
23	Drinking fountain.	Ext.		Drinking Fountains	Hi-Lo		Fountain not on accessible route No drinking fountain provided for standing users No drinking fountain provided for seated users Knee or toe clearance not provided	- - - -	Provide an accessible drinking fountain for a seated and standing user. (Cost for a new Hi-Low fountain.)	1	4216	\$4216
Best Practice												
Exterior Stair												
24	Access to Beach through Stairs	Ext.		Exterior Stair	N/A				Recommend providing handrails with 1 1/4" - 2" circular cross sections.	1	-	\$0