

Structures and Grounds Office



Town of Barnstable ADA Transition Plan

September 2021



Institute for Human Centered Design

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Background

The Structures and Grounds office is located on 800 Pitchers Way in Hyannis. The office is responsible for maintaining buildings and park spaces in the Town of Barnstable. The Structures and Grounds office is two-story building, but only the front office, lobby, and two (2) toilet rooms on the first floor are open to the public.

The main entrance/exit is located on the north side of the building, there is one additional exit from the staff area. There is a multi-user men's toilet room and a women's toilet room in the facility. The women's toilet room is located off of the office. The men's toilet room is located off of the staff break room. The public must walk from the front office to the break room in order to access the toilet room. The parking lot is located on the north side of the building. There are 30 parking spaces mostly for service vehicles. There are three (3) visitor parking spaces, and two (2) accessible spaces.

Key Accessibility Issues

Toilet Rooms

Accessibility issues include lack of a fully accessible toilet room in the single user toilet room (women's). That includes lack of the minimum width at the door to the toilet room, toilets located too far from the side wall, lack of knee clearance at the lavatory, lack of side and rear grab bars. Accessibility issues in the men's toilet room include toilet located too far from the side wall, lack of rear and side grab bars, lack of insulated pipes at the lavatory and urinal mounted higher than the maximum height allowed.

Additional Accessibility Issues

- Car accessible space is slightly narrower than the maximum allowed and the identification signs at the parking lot are lower than the minimum height allowed.
- Service counter is higher than the maximum height allowed.
- Lack of an accessible table.

- Egress lack a tactile sign with braille and raised characters.

Order of Magnitude Cost Estimates

- Renovate main entrance door: \$2,448
- Renovate toilet rooms: \$18,064
- Miscellaneous corrective actions (signage, parking, service counter, etc.): \$2,112





Total: \$22,624

Best Practice and Inclusive Design





Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend relocating the information signs to avoid glare (main entrance/exit).





**Town of Barnstable
Structures and Grounds Office**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Off-Street Parking Lot or Garage												
1	Near Main Entrance	Ext.		Off-Street Parking Lot or Garage	Visitor		Vehicle space < 96" wide at car space	93"	Provide an accessible space that is at least 96" wide.	1	300	\$300
2	Near Main Entrance	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign bottom < 60" above finished grade	48"	Locate sign with the bottom of the sign 60" above the ground.	2	Labor	\$0
Entrance												
3	Main Entry/Exit	1		Entrance	Main Entrance				See ID #4.	1	-	\$0
4	Main Entry/Exit	Ext.		Entrance	Main Entrance		Maneuvering clearance is not provided Threshold not beveled Threshold > 1/2" high	5" - 1.5"	Reverse the swing of the door to provide maneuvering clearance. Bevel the threshold. Alter threshold to be 1/2" high max.	1	2184	\$2184



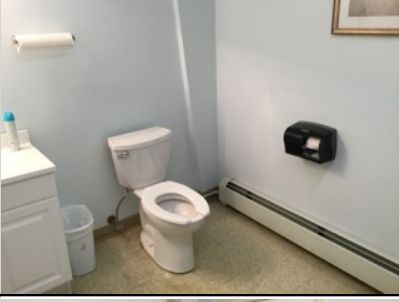
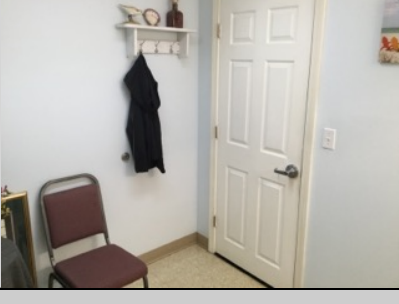

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Emergency Exit												
5	Emergency Egress	Ext.		Emergency Exit	N/A		Threshold > 1/2" high Threshold not beveled	2" -	Alter the threshold to be 1/2" high max. Bevel the threshold.	1	300	\$300
Access to Goods and Services												
Means of Egress												
6	Emergency Egress	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
Doors, Doorways, & Gates												
7	Women's Toilet Room (Inside Office)	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	28.5"	Widen the door so that there is 32" min. clear width.	1	3366	\$3366
8	Toilet Room	1		Doors, Doorways, & Gates			Maneuvering clearance(s) not provided		Remove trash can to maintain the maneuvering clearance at the door.	1	Labor	\$0




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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
9	Lobby	1		Service Counter	N/A		Counter > 36" high Clear floor space not provided	46.25" -	Provide a counter that is 36" max. above the ground or finished floor. Relocate chairs to provide a 30" min. by 48" min. clear floor space at the service counter.	1	880	\$880
Dining or Work Surfaces												
10	Meeting Area	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	700	\$700
Toilet & Bathing Rooms												
Overall Access												
11	Single-User Toilet Room (Inside Office)	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0
Lavatory												
12	Single-User Toilet Room (Inside Office)	1		Lavatory	N/A		Toe or knee clearances not provided	-	Provide at least one lavatory with knee and toe clearance positioned for a forward approach.	1	1686	\$1686

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
13	Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at lavatory.	1	92	\$92
Single-User Toilet												
14	Single-User Toilet Room (Inside Office)	1		Single-User Toilet					Relocate table and chair.	1		\$0
15	Single-User Toilet Room (Inside Office)	1		Single-User Toilet	N/A		Centerline < or > 18" (MAAB) Grab bar not provided	31" -	Relocate toilet so that the centerline is 18" from the side wall. Provide one grab bar on the side wall of the toilet and one on the rear wall.	1	4624	\$4624
16	Single-User Toilet Room (Inside Office)	1		Single-User Toilet	N/A		Hook located > 48" high	65.5"	Locate at least one hook no higher than 48" above the finished floor.	1	150	\$150
Toilet Compartment												
17	Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	- -	Repair hinge.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
18	Toilet Room	1		Toilet Compartment	Accessible Compartment		Grab bars not provided Non-compliant toilet paper dispenser Centerline < or > 18" (MAAB)	- 37.5" 22"	Provide one grab bar on the side wall of the toilet and one on the rear wall. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" - 9" from the front of the toilet. Relocate toilet so the centerline is 18" from the side wall.	1	4880	\$4880
Urinal												
19	Toilet Room	1		Urinal			Rim > 17" high Flush control too high or not properly located	19.35" 48.25"	Locate urinal with the rim no higher than 17" above the finished floor. Mount flush control at 44" max. above the finished floor.	1	3248	\$3248
Best Practice												
Signage												
20	Main Entrance/Exit	Ext.		Signage	N/A				Recommend relocating the information signs to avoid glare.	1	-	\$0