

## Chesterfield Senior Center



## Town of Chesterfield ADA Transition Plan

May 2019



Institute for Human Centered Design

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### Senior Center

Year Built: 1914 Year renovated: 2008

#### Background

Chesterfield Senior Center is located at 400 Main Road and is home to the Council on Aging which hosts a variety of activities and carries out programs for seniors over 60. The building is also available for rental to community members.

The Senior Center is a two (2) story building connected by a set of stairs and a lift. The building has an accessible entrance located on the west side and three inaccessible emergency exits. Men's and women's toilet rooms are located in the basement; a single-user toilet room and a kitchen are located on the first floor.

The Senior Center shares parking with the church. There are three (3) accessible spaces – one is located near the Senior Center.

#### Key Accessibility Issues

##### Parking

Accessibility issues at the parking lot include lack of an access aisle at the accessible space and identification signs with the International Symbol of Accessibility. Other accessibility issues include a grate with excessive openings located near the parking spaces.

##### Emergency Exits

Accessibility issues at the emergency exits include lack of accessible routes from the emergency exits to a public street or alley, lack of the required minimum clear width at the doors (east exit on the first floor and north exit in the basement) and excessive changes in level. Other accessibility issues include lack of compliant handrails at the stairs and lack of compliant egress signage.

##### Toilet Rooms

Accessibility issues at the single-user toilet room on the first floor include lack of maneuvering clearance; centerline at the toilet greater than the 18" allowed; and a dispenser that protrudes into the circulation path.

Accessibility issues at the single-user toilet room (first floor) and men's toilet room (basement) include flush controls not located on the open/transfer side of the toilet.

Accessibility issues at the men's and women's toilet rooms located in the basement include grab bars mounted slightly lower than the minimum required.

##### Other Accessibility Issues

- \*Lack of the minimum vertical clearance (at the bottom of the stairs and in the hallway to the toilet rooms in the basement).
- Lack of compliant designation signage (braille and raised characters).
- Lack of drinking fountains for standing users.



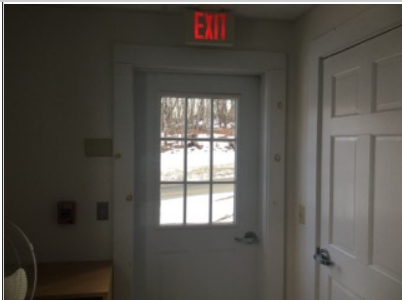

##### **Order of Magnitude Cost Estimates**

- Alterations to parking lot: \$2,378
- Alterations to toilet rooms: \$3,318
- Provide two (2) drinking fountains for standing users: \$4,028
- Miscellaneous corrective action (accessible work surface, alteration to one emergency exit, designation, directional and egress signage, etc.): \$1,428

**Total: \$11,152**


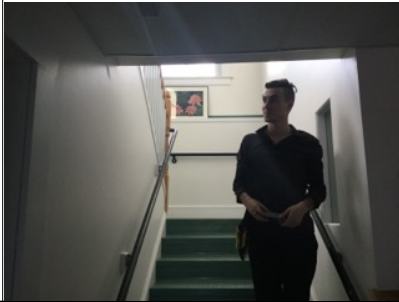

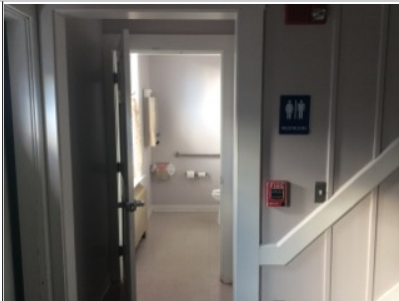
**\*Note:** 80 inches minimum headroom is required in new construction and major alterations. Consider adding a sign that says, "Low Headroom" or "Low Ceiling".

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Parking Lot	Ext.		Exterior Access Route			Surface openings > 1/2"	3"	Replace or reposition grates so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel.	1	1453	\$1453
<b>Off-Street Parking Lot or Garage</b>												
2	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 Access aisle not provided Sign not provided	28 1 1 - -	Provide a van accessible space with a marked access aisle that is at least 60". Provide a sign 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.	1	925	\$925
<b>Emergency Exit</b>												
3	Front Emergency Exit (South Side)	B		Emergency Exit	N/A		Emergency exit not on an accessible route	-	Provide an exterior area for assisted rescue. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door. Ensure the sign has the International Symbol of Accessibility (ISA). (Cost based on 60" x 60" concrete landing plus sign.)	1	498	\$498
4	Emergency Exit to Parking (Northwest Side)	1		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided Clear width at door < 32" Level changes > 1/4"	- - 30" 10"	Provide a directional sign indicating the location of the nearest emergency exit. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116

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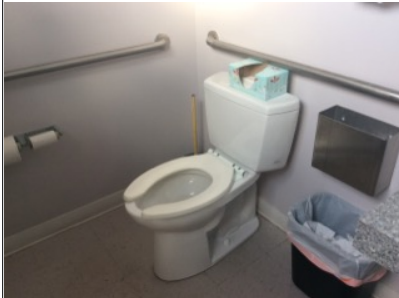

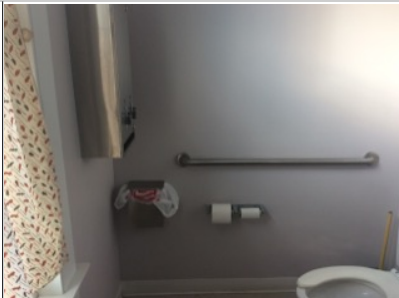
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Rear Exit (North Side)	B		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided Clear width at door < 32"	- - 30.5	Provide a directional sign indicating the location of the nearest emergency exit. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
<b>Access to Goods and Services</b>												
<b>Interior Access Route</b>												
6	Bottom of Staircase	B		Interior Access Route	N/A		Minimum vertical clearance not provided	75"	Providing the minimum vertical clearance might be technically infeasible.  Consider adding a sign that says, "Low Headroom" or "Low Ceiling".	1	0	\$0
7	Basement Hallway	B		Interior Access Route	N/A		Minimum vertical clearance not provided	76.5"	Providing the minimum vertical clearance might be technically infeasible.  Consider adding a sign that says, "Low Headroom" or "Low Ceiling".	1	0	\$0
<b>Doors, Doorways, &amp; Gates</b>												
8	Single-User Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Provide an automatic door opener.	1	1530	\$1530

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Platform Lift or LULA Elevator</b>												
9	Lift	B		Platform Lift or LULA Elevator	Interior		36" x 48" clear floor space not provided (if end door)	32.5" x 55"	Lift does not compliant with the 2010 ADA Standards but is usable.	1	0	\$0
<b>Signage</b>												
10	Meeting Room	B		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign on the latch side of the door.	1	116	\$116
11	Women's Toilet Room	B		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign on the latch side of the door.	1	116	\$116
12	Men's Toilet Room	B		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign on the latch side of the door.	1	116	\$116
<b>Dining or Work Surfaces</b>												
13	Computer Station	B		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	25"	Provide a work surface with 27" min. knee and toe clearance.	1	350	\$350



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Toilet &amp; Bathing Rooms</b>												
<b>Single-User Toilet</b>												
14	Men's Toilet Room	B		Single-User Toilet	N/A		Flush control not on open side	-	Relocate the flush control to the open/transfer side.	1	187	\$187
15	Single-User Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Centerline < or > 18" (MAAB)	- 22"	Relocate the flush control to the open/transfer side. Relocate toilet so that the centerline is 18" from the side wall.	1	1601	\$1601
16	Women's Toilet Room	B		Single-User Toilet	N/A		Hook located > 48" high	66"	Locate hook no higher than 48" above the finish floor.	1	Labor	\$0
<b>Dispensers</b>												
17	Single-User Toilet Room	1		Dispensers	Tampon Dispenser		Dispenser acts as a protruding object	7"	Relocate dispenser so it does not protrude into the circulation path.	1	Labor	\$0
<b>Additional Access</b>												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Drinking Fountains</b>												
18	Main Hall	1		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users. Relocate trash containers to maintain the clear floor space at the accessible drinking fountain,	1	2014	\$2014
19	Drinking Fountain Near Ramp	B		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	2014	\$2014