

**City of Wichita, Kansas**  
**Americans with Disabilities Act Transition Plan**  
**Stanley Neighborhood City Hall**

1749 S. Martinson

**July 2005**



**DMCG**  
**Disability Management Consulting Group L.L.C.**  
2801 Jonquil Place  
Columbia, MO 65202

In conjunction with

**The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board**

City of Wichita – ADA/504 Transition Plan – Stanley Neighborhood City Hall - July 2005

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	Accessible parking spaces, located at the main entrance, have a curb ramp that protrudes into the access aisle and the curb ramp has steep drop-offs on each side. In addition, the running slope of the curb ramp is too steep at 10.2%.	<a href="#">4.6</a>	Access aisles, which are adjacent to accessible parking spaces, are required to be level along the access aisles length and width. A Curb ramp protrudes into the access aisle making its usability questionable. In addition, the existing curb ramp has a steep drop-off on each side, which may be a safety hazard. <b>Modify the existing parking space to comply with ADAAG specifications by removing the curb ramp and creating a sidewalk cut.</b>	H ®	H	M	<a href="#">0</a>	\$500	<a href="#">Accessible Parking Detail</a>  <a href="#">Access Board – Parking Technical Bulletin</a>	STANLEY NEIGHBORHOOD CITY HALL LEASES THE SPACE IT USES FROM WICHITA SCHOOL DISTRICT. MOST OF THE FACILITIES HERE ARE USED BY THE SCHOOL DISTRICT.  ADAAG COMPLIANCY ISSUES ARE BEING ADDRESSED BY THE SCHOL DISTRICT.	N/A	N/A (cmk)			
2. Exterior	A steep cross slope exists on the path of travel from designated accessible parking at the Multipurpose Meeting Rooms entrance located at the curb cut.	<a href="#">4.3.7</a>	Cross slopes on accessible routes can never exceed 1:50 (2%). The existing cross slope measures 6%. See <a href="#">Attachment 30</a> for more information regarding this barrier. <b>Modify the existing sidewalk so that no cross slope exists beyond 2% by creating a sidewalk cut that is level (slopes in all directions less than 2%).</b>	M	H	M	<a href="#">1</a>	\$750	See <a href="#">Building Block 5 – Curb Ramps</a> for additional ADAAG specifications.						

3. Exterior	The path of travel (sidewalk), leading directly to the Multipurpose Meeting Rooms entrance, is a ramp (running slope measures over 7%) and does not provide handrails on each side.	<a href="#">4.8</a>	According to ADAAG, accessible entrances/exits must be provided, at a minimum, in the same number that local fire code requires entrances to exist. In other words, if local fire code requires two entrances at a facility, then both entrances are required to be accessible. In addition, accessible entrances are required to be part of an accessible route, which leads to transportation stops, accessible parking, and public streets or sidewalks. <b>Provide handrails on both sides of the ramped surface.</b>	H ®	M	M	<a href="#">3</a> <a href="#">2</a>	\$750	<a href="#">TAM II</a> <a href="#">Ramp Detail</a>			
4. Exterior	A steep cross slope exists on the path of travel (sidewalk) to the Multipurpose Meeting Rooms entrance as defined by <a href="#">Attachment 31</a> .	<a href="#">4.3.7</a>	Cross slopes on accessible routes can never exceed 1:50 (2%). The existing cross slope measures over 5%. <b>Modify the existing sidewalk so that no cross slope exists beyond 2%.</b>	M	H	M	<a href="#">3</a>	\$750	<a href="#">ADAAG</a>			

**City of Wichita – ADA/504 Transition Plan – Stanley Neighborhood City Hall - July 2005**

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)			
6. Interior	Doorknobs exist on most public doors throughout the facility.	<a href="#">4.13</a>	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. <b>Modify all interior doors that are used by the general public by replacing doorknobs with lever-type hardware.</b>	M	M	M	<a href="#">5</a>	\$50	See Attachment B – <a href="#">Accessible Door Hardware</a> for information on inexpensive add-on lever handles.						
7. Interior	Numerous interior doors are too narrow at 28-inches wide, measured with the door open 90-degrees	<a href="#">4.13</a>	Accessible entrances should coincide with entrances used by the general public. Accessible entrances should have at least one door leaf, which allows a minimum 32-inch wide passageway space. <b>Modify interior doors used by the general public to provide at least a 32-inche clear opening by, if possible, installing foldaway hinges.</b>	H	H	M	<a href="#">5</a>	\$30	See <a href="#">Building Block 8 – Accessible Doors</a> for additional information						

8. Interior	Room numbers, restroom entrances, and exit signs are not provided in Braille and raised characters.	<a href="#">4.1.2(7)</a>	Braille and raised letter signage is required to exist at permanent rooms and spaces, which are identified by signage. <b>Provide Braille signage, at the entrances of rooms, spaces and exit signs, which comply with ADAAG specifications.</b> See <a href="#">Signage Specifications for Permanent Rooms and Spaces</a> for greater clarification of ADAAG requirements.	L H	M	M	<a href="#">13</a>	\$25	See <a href="#">Signage Specifications for Permanent Rooms and Spaces</a> for greater clarification of ADAAG requirements.			
9. Interior	The sink located in the kitchen is inaccessible due to various barriers.	<a href="#">4.24</a>	The existing sink does not comply with ADAAG specifications due to the counter top located too high at 36-inches and a lack of knee clearance due to cabinets. However, ADAAG does not provide scoping provisions regarding sinks. Therefore, ADAAG does provide specifications for what an accessible sink would consist of, but does not state when and where sinks are required to comply with these specifications, if at all. <b>Therefore, we do not recommend making modifications to this sink unless there is a specific need for such accessibility.</b>	L	L	L	<a href="#">8</a>	\$0	See Attached (paper document) ADAAG Manual for more information regarding sinks			

**City of Wichita – ADA/504 Transition Plan – Stanley Neighborhood City Hall - July 2005**

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)			
10. Interior	Appropriate maneuvering space does not exist at the latch pull side of the entrance door to the Rec. Office.	<a href="#">4.13.6</a>	The existing entrance door provides 1-inch of space at the latch pull side. ADAAG requires at least 18-inches to the latch pull side of doors of this type. <b>Modify this door to comply with ADAAG specifications.</b>	H	L	M	<a href="#">11</a>	\$500	See <a href="#">Building Block 8 – Accessible Doors</a> for more information regarding maneuvering space						
11. Interior	In the men’s restroom, the pipes under the lavatory are not insulated.	<a href="#">4.19</a>	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. The pipes under the existing lavatory are exposed. <b>Cover pipes with wrap insulation.</b>	L ® H	L	L	<a href="#">13</a>	\$10	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.						

12. Interior	The accessible stall in the men’s restroom is not accessible due to numerous barriers.	<a href="#">4.23</a> <a href="#">4.24</a>	Inconsistencies include a very narrow stall, narrow stall door opening, toilet is centered at 21-inches, and the toilet paper dispenser is in the wrong location. <b>Modify the restroom so that the stall is fully accessible if it is technically feasible to do so.</b>	M	L	M	<a href="#">1</a> <a href="#">4</a>	\$3,500	<a href="#">Restroom Figures – Building Blocks</a>			
13. Interior	In the women’s restroom, the pipes under the lavatory are not insulated.	<a href="#">4.19</a>	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. The pipes under the existing lavatory are exposed. <b>Cover pipes with wrap insulation.</b>	L ® H	L	L	N A	\$10	See Attachment 4 – <a href="#">Lavatory Specifications</a> for more information on accessible lavatories.			
14. Interior	The water closet in the women’s restroom accessible stall is centered too far from the adjacent wall.	<a href="#">4.23</a>	Water closets in accessible stalls are required to be centered exactly 18-inches from the side wall. <b>Modify the stall so the water closet is centered 18-inches from the wall.</b>	M	L	M	N A	\$1,000	<a href="#">Restroom Figures – Building Blocks</a>			

**City of Wichita – ADA/504 Transition Plan – Stanley Neighborhood City Hall - July 2005**

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)			
15. Interior	In the women’s restroom, 7 stalls total exist, but an alternate accessible stall does not exist.	<a href="#">4.22.4</a>	In restrooms where six or more stalls exist, one fully accessible stall is required and one alternate stall. This restroom has six toilet stalls, but there is no alternate stall. <b>Modify one of the sixth toilet stall to comply with ADAAG alternate stall specifications.</b>	H	H	M	N A	\$200	See the <a href="#">Alternate Stalls</a> figure for more details.						
16. Interior	In the women’s restroom, the sanitary napkin dispenser, is located slightly too high at 55-inches to the highest operable part.	<a href="#">4.2.5</a> <a href="#">4.2.6</a>	All operable parts of restroom fixtures required to be accessible must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible. <b>Ensure at least one napkin dispenser is with in specified reach range.</b>	H	H	M	<a href="#">1</a> <a href="#">5</a>	\$50	See <a href="#">Building Block #10 – Reach Ranges #1, #2, #3</a>						

**Stanley Neighborhood City Hall - Conceptual Cost Projections**

<b>Total</b>	<b>\$8,125</b>
<b>Year Three (High)</b>	<b>\$2,075</b>
<b>Year Five (Medium)</b>	<b>\$6,050</b>
<b>Year Ten (Low)</b>	<b>\$0</b>