

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

Edgemoor Park

5813 E. 9th

August 2005



Prepared by

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In conjunction with

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

City of Wichita – ADA/504 Transition Plan – Edgemoor Park - August 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. Rec. Center - Entrance	The main public entrance consists of two doors in series with only 40-inches between the doors.	4.1.3(8) 4.13.7	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, The minimum space between two hinged or pivoted doors in series shall be 48 in (1220 mm) plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors (see Fig. 26). Modify the entrance door to comply with ADAAG specifications for two doors in series or modify the entrance so that only one door exists.	M	H	M	2	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space	Adjust the inner door to open in the opposite direction away from the transition space between the two doors in series.	12/31/11				
2. Rec. Center - Office	Round doorknobs exist on Office door, Conference room door, and Game room door.	4.13	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. Modify these doors by replacing doorknobs with lever-type hardware or installing add-on levers.	L	H	M	3	\$600	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.	Replace these round doorknobs with lever type hardware.	12/31/16				
3. Rec. Center - Office	The entrance door to the Office is too narrow at 29-inches wide.	4.13.5	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. The existing doors only provides a 29-inch clear opening. Modify the entrance door to comply with ADAAG specifications by installing foldaway hinges, if it is possible to do so and technically feasible.	M	H	M	3	\$100	See Building Block 8 – Accessible Doors for additional information	Enlarge this door opening to 34" wide.	12/31/11				
4. Rec. Center – General Interior	The hallway drinking fountain is a protruding object and a hi-lo fountain does not exist	4.4	Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L ®	M	M	6	\$20	ADA TAM 3 – P 34	Provide a cup holder and a cane detectable box underneath at this fountain.	12/31/16				

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5. Rec. Center – General Interior	The Gym drinking fountains are not hi-lo.	4.15.3	Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L ®	M	M	8	\$20	ADA TAM 3 – P 34	Provide a cup holder and a cane detectable box underneath at this fountain.	12/31/16				
6. Rec. Center – General Interior	The Sinks in the Craft room, Game room and Kitchen are inaccessible due to numerous barriers.	4.24	The existing sinks do not provide knee and toe clearance, and have a depth of over 12-inches. 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. According to the program access provisions of Title II , programs or services offered to the general public shall be accessible and usable by individuals. Therefore, if these sinks are used by the general public, then they should be made accessible, complying with ADAAG specifications.	M	H	M	1 4 1 7	\$1,500	ADAAG 4.24	Provide one accessible sink at the Craft Room, Game Room, and Kitchen.	12/31/11				
7. Rec. Center – General Interior	Knobs exist on the faucet controls of the lavatory in the Kitchen.	4.19	Round knobs exist on the lavatory. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Replace the round knobs on one lavatory with lever type, push button or motion activation faucet controls.	M	H	M	2 1	\$100	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Replace these round doorknobs with lever type hardware.	12/31/11				
8. Rec. Center – General Interior	The lavatory, in the Kitchen, is also inaccessible due to a low apron and exposed pipes.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. The existing lavatory’s apron is too low at 26-inches and pipes are exposed. Ensure at least one lavatory complies with ADAAG specifications.	L	H	M	2 1	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Provide one accessible sink in the Kitchen.	12/31/16				

9. Rec. Center – General Interior	In the men’s and women’s restrooms, the paper towel dispensers are located too high at 60-inches.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and 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, to the highest operable part. Ensure at least one paper towel dispenser, in each restroom, is within ADAAG specified reach ranges.	M	L	M	2 6	\$100	See Building Block #10 – Reach Ranges #1, #2, #3.	Lower existing paper towel dispenser to 48” from finished floor level.	12/31/11	
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10. Rec. Center – General Interior	In the men’s and women’s restrooms, the coat hooks are located too high at 67-inches.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Install a lowered coat hook, in each restroom, making sure not to make the hook a protruding object.	L	H	M	2 7	\$10	Building Block 10 – Reach Ranges	Lower existing coat hook to 48” from finished floor level.	12/31/16	
11. Rec. Center – General Interior	The toilet stall, in the men’s restroom, is too narrow at 58-inches wide.	4.17	Accessible toilet stalls are required to provide a minimum of 60-inches clear width. Modify the stall to comply with ADAAG specifications.	L	H	M	2 8	\$400	Restroom Figures – Building Blocks	The toilet stall is 60” wide. <i>No modification therefore required.</i>	N/A	N/A (cmk)
12. Exterior Facilities	On the path of travel from parking to the Rec. Center, the ramp is slightly too steep measuring 9.4%.	4.8	The slope of the existing ramp is steeper than ADAAG’s maximum of 8.33%. Modify the existing route so that the running slope is 8.33% or less.	L ®	H	M	2 9	\$1,000	Ramp Detail	Handrails exist on both sides of the ramp. Also the slope is between 8.5% - 8.8%. <i>No adjustment therefore recommended.</i>	N/A	N/A (cmk)

14. Exterior Facilities	The ramps, leading to the accessible entrances of both tennis courts, do not provide handrails on each side and do not have level landings at the bottom.	4.8	According to ADAAG, any part of an accessible route with a slope greater than 1:20 shall be considered a ramp. If a ramp run has a rise greater than 6-inches or a horizontal projection greater than 72-inches, then it shall have handrails on both sides. The existing sidewalk has a running slope greater than 5%, measuring 8.2%. In addition, ADAAG requires level landings and top and bottom of each ramp run. Modify at least one of the existing ramps so that a fully accessible path of travel leads to at least one tennis court.	L ®	H	L	3 6	\$1,800	Ramp Detail	Running slope of these ramps less than 5%. <i>However provide a level-landing zone at the top and bottom of each ramp to the tennis court.</i>	12/31/16
15. Exterior Facilities	The drinking fountain, on the path of travel leading to the tennis court near the Rec. Center, does not have a faucet control within ADAAG specified reach range.	4.15 4.1.3(10)	According to ADAAG, the number of all facilities and elements, which are required to be accessible, are delineated in ADAAG section 4.1. However, 4.1 only address drinking fountains in reference to floors of a building or facility. The program access provisions of Title II require all programs and services to be accessible and usable. Drinking fountains are a service provided by the City and must be made accessible. The number of drinking fountains that are required to be accessible in a park or play area setting is debatable, but we consider that at least one at this particular park should be fully accessible to individuals who use wheelchairs. Modify the existing drinking fountain to comply with ADAAG specifications for individuals who use wheelchairs, including spout height. Additionally, we recommend providing a hi-lo fountain where the existing fountain is located.	L	M	M	3 7	\$800	Building Block 7 – Drinking Fountains Sample hi-lo fountain in park setting	Provide an ADAAG compliant hi-lo drinking fountain at the current location of the non-compliant one.	12/31/16
15. Exterior Facilities	An accessible path of travel does not exist leading to the soccer fields.	4.3.2	At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Accessible routes are required to be stable, firm and slip-resistant. Create an accessible path (concrete, asphalt, rubber) of travel leading to at least soccer field.	L	H	M	4 0	\$800	Building Block 7 – Drinking Fountains	Provide an accessible sidewalk to the spectator area of one soccer field as well as accessible wheelchair seating area at this spectator area.	12/31/16

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16. Swimming Pool	Steps exist on the exterior path of travel leading to the Pool main public entrance.	4.3.2	According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. In addition, if an accessible route has changes in level greater than 1/2 in (13 mm), then a curb ramp, ramp, elevator, or platform lift (as permitted in 4.1.3 and 4.1.6) shall be provided that complies with 4.7 , 4.8 , 4.10 , or 4.11 , respectively. An accessible route does not include stairs, steps, or escalators. Ensure that an accessible path of travel exists leading to entrance, without steps.	H H	H	M	4 2 2	\$1,800	ADAAG	Provide an ADAAG compliant sidewalk leading to the main public entrance to the pool from the parking lot with handrails on both sides of the ramp.	12/31/07	
17. Swimming Pool	The existing drinking fountain, on the interior, is inaccessible.	4.15.3	Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L ®	M	M	1 3	\$20	ADA TAM 3 – P 34	Provide an accessible cup holder at this fountain and a cane detectable box underneath.	12/31/16	
18. Swimming Pool	Accessible signage does not exist at the entrances to the men's and women's locker/shower rooms.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	L	M	1 5	\$150	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these restroom entrances.	12/31/16	
19. Swimming Pool	Accessible lockers do not exist in the men's or women's locker/shower rooms.	4.1.3(12)(c)	Where lockers are provided in accessible spaces, at least 5 percent, but not less than one, of each type of locker shall comply with 4.25 . Appendix Note . According to ADAAG, controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Ensure that at least 5% of the lockers have appropriate door opening hardware within ADAAG specified reach ranges.	H	H	L	1 6	\$1,000	ADAAG	Modify 5% of the lockers and install U-shaped pulls locking hardware on the locker doors.	12/31/09	
20. Swimming Pool	The existing benches, in the men's and women's locker/shower rooms, do not comply with ADAAG specifications.	4.35.4 4.37	A bench complying with 4.37 is required to be provided within locker or dressing rooms. 4.37 specifications include, benches shall be fixed and shall have seats that are 20 inches minimum to 24 inches maximum in depth (see Fig. 47). Benches are also required to have back support that is 42 inches minimum in length and that extends from a point 2 inches maximum above the seat to a point 18 inches minimum above the seat (see Fig. 48). Provide at least one bench in each locker/dressing room that complies with ADAAG specifications.	L	H	M	1 7	\$300	New ADAAG ADAAG	Install a fully ADAAG compliant fixed bench, 24" wide x 48" long x 17" high along the longer sidewall in each locker/dressing room.	12/31/16	

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21. Swimming Pool	The toilet stalls, in the men's and women's locker/shower rooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to; very narrow stall and lack of grab bars. Modify the restrooms to comply with ADAAG specifications.	M	L	M	L111	\$6,000	Restroom Figures – Building Blocks	It is not Technically Feasible to modify these stalls for lack of space. <i>However, install rear grab bars.</i> <i>Although this restroom will not be ADA compliant, it will be barrier free.</i>	12/31/11	
22. Swimming Pool	The mirrors, in the men's and women's locker/shower rooms, are located too high.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full-length mirror. Install a full-length mirror in each locker room.	L	H	M	L18	\$75	ADAAG	Install an alternative full-length mirror inside this shower room.	12/31/16	
23. Swimming Pool	Knobs exist on the faucet controls of the lavatories in the in the men's and women's locker/shower rooms.	4.19	Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Replace the round knobs on one lavatory in each locker room, with lever type, push button or motion activation faucet controls.	M	H	M	L9	\$150	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Replace these round doorknobs with lever type hardware.	12/31/11	
24. Swimming Pool	The lavatories, in the men's and women's locker/shower rooms, are also inaccessible due to a low aprons and exposed pipes.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. The existing lavatory aprons are too low at 27-inches and pipes are exposed. Ensure at least one lavatory, in each locker room, complies with ADAAG specifications.	L	H	M	L9	\$350	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Insulate all exposed pipes under these lavatories and raise their aprons to 29" from finished floor level.	12/31/16	
25. Swimming Pool	An accessible shower does not exist in either the men's or women's locker/shower rooms.	4.1.3(11)	ADAAG does not specifically address accessibility in gang showers. However, a roll-in shower can be incorporated into the design by providing grab bars in a complying configuration. Modify both gang showers so that one shower in each locker room to complies with ADAAG 4.21.	M	M	M	L15	\$5,000	See Attachment 5 – Accessible Shower Specifications for more information.	Modify each gang shower so that one shower in each location is ADA compliant.	12/31/11	

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26. Swimming Pool	The entrance to the shower, in the men’s locker room, is too narrow at 28-inches wide.	4.13.5	Doorways, leading to accessible facilities, are required to have a minimum clear opening of at least 32-inches measured with the door open 90-degrees. Modify the entrance door to comply with ADAAG specifications.	M	H	M	N A	\$500	See Building Block 8 – Accessible Doors for additional information	Widen this door to 34”.	12/31/11	
27. Swimming Pool	The urinals, in the men’s locker room, are too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	L 1 0	\$300	See the Accessible Urinals figure for more details.	Modify the urinal nearest the door so that the rim is 17” high from finished floor level.	12/31/16	
28. Swimming Pool	A doorknob exists on the door leading from the men’s locker room to the pool area.	4.13	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. Modify this door by replacing doorknobs with lever-type hardware or installing add-on levers.	L	M	M	L 1 2	\$150	See Attachment B – Accessible Door Hardware for inexpensive add-on lever handles.	Replace these round doorknobs with lever type hardware.	12/31/16	
29. Swimming Pool	The Pool Concession counter is too high at 40-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	L 2 0	\$300	ADAAG New ADAAG	Lower the entire counter to 34” from finished floor level.	12/31/11	
30. Swimming Pool	The ramp, leading to the wading pool, is very steep, and has handrails which do not extend beyond the bottom of the ramp slope and are located too high at the bottom of the ramp.	4.8	The slope of the existing ramp is almost twice as steep as ADAAG’s maximum of 8.33%. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side complying with 4.8.5. Create another fully accessible route to the wading pool or modify the existing route so that the running slope is 8.33% or less and has compliant handrails on each side.	H H ®	H	M	L 2 1	\$1,500	Ramp Detail	Modify the existing ramp and construct a compliant accessible ramp complete with compliant handrails to the outdoor wading pool.	12/31/07	

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31. Swimming Pool	No apparent access exists leading to the wading pool or the main pool water.	RFFR 15.8	According to the Recreation Facilities - Final Rule (RFFR), at least two accessible means of entry shall be provided for each public use and common use swimming pool. The primary means of entry shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). The secondary means of entry shall comply with one of the following: 15.8.5 (Swimming Pool Lifts), 15.8.6 (Sloped Entries), 15.8.7 (Transfer Walls), 15.8.8 (Transfer Systems), or 15.8.9 (Pool Stairs). EXCEPTION 1*: Where a swimming pool has less than 300 linear feet (91 m) of swimming pool wall, at least one accessible means of entry shall be provided and shall comply with 15.8.5 (Swimming Pool Lifts) or 15.8.6 (Sloped Entries). Provide one means of accessible entrance to pool water, which complies with RFFR. Note: RFFR, created by the US Access Board, is not currently an enforceable document.	H	H	M	1 1	\$3,000	RFFR New ADAAG	Wait for the enforceable Final Rule from the US Access Board before tackling this issue, as it has a substantial financial implication.		

Edgemoor Park - Conceptual Cost Projections

Total	\$0
Year One (Very High)	\$3,300

Year Three (High)	\$4,000
Year Five (Medium)	\$7,850
Year Ten (Low)	\$10,050