

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

La Petit Academy

Address

October 2005



Prepared by

DMCG

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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 – La Petit Academy - October 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. Parking	Accessible parking does not exist in the parking lot serving the facility.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." Provide an appropriate number of accessible parking spaces, which comply with ADAAG specifications.			H	H	M	0	\$400	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Stripe the parking lot and provide 1 No. Universal accessible parking space complete with signage, close to main entrance.	12/31/09		
2. Exterior	The curb ramp, leading from the parking lot level to the sidewalk level at the main entrance door, has an abrupt change in level where the ramps meets the parking lot level due to broken asphalt.	4.1.3(11) 4.5.2	The bottom of the curb ramp is a steep drop-off measuring a 2-inch level change. According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Modify the bottom of the curb ramp so that a smooth transition exists.			M ®	H	M	1 7	\$200	ADAAG	(a) Repair broken asphalt and make it level. (b) Modify this threshold with a beveled edge to get rid of the abrupt change in level.	12/31/11		

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3. Exterior	A stable, firm and slip resistant surface does not exist leading to the individual ground level play components or elevated play structures; and does not exist in the use zone around any of the play facilities.	15.6.4 1 (GAD AAG FR)	Since ADAAG does not specifically provide guidance on how to make play areas accessible, we are required to examine existing federal information, which is currently not part of the ADA and, therefore, not enforceable guidance. Two such documents exist; the Play Areas, Final Rule , October, 18 th , 2000 (Play Areas Final Rule); and the New ADAAG , November 24 th , 2004, Chapter 2, 240 Play Areas and Chapter 10, 1008 Play areas (New ADAAG). In essence, both of the Play Areas Final Rule and New ADAAG are identical and both were created by the U.S. Access Board. Accessible routes do not lead to required accessible play equipment, due to surface cross slopes greater than 1:50, running slopes greater than 1:12, and abrupt changes in level greater than ½-inch. In other words, the existing sand surface is not considered an accessible surface. In addition, an accessible surface does exist in the use zones of any of the play equipment. To ensure an accessible route surface, not requiring regular maintenance, which is also impact attenuating, we recommend that one accessible path of travel, be installed which consists of either rubber tiles or poured rubber, leading to each type of ground level play component and to at least one elevated composite play structure. We also recommend that a rubber surface be provide in the use zones of each type of ground level single play component and the composite play structure However, such rubber surface is not technically required by the available accessibility guidance. (Note: A well maintained wood fiber surface, as defined in (SEWFAPS) , is also considered accessible under the conditions that such surface is maintained regularly.	L	H	M	1 101	\$3,000	For additional qualitative guidance we utilized “ Guide to the ADAAG & Final Rule (GADAAGFR) ” and “ Stabilized Engineered Wood Fiber for Accessible Playground Surfaces, Final Report (SEWFAPS) : Phase III, December 2004. <i>(not enforceable)</i>	Create an accessible route of travel to all play areas and provide a rubber surface in the use zones of each play area.	12/31/16	

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4. General Interior	The coat rack is a protruding object.	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. The existing coat rack protrudes 9-inches from the wall and its leading edge is higher than 27-inches. Provide a cane detection object underneath the coat rack.	L ®	H	M	1 4	\$20	Building Block 2 – 27” to 80” zone	Provide a cane detectable box under the coat rack.	12/31/16				
5. General Interior	Round door hardware exists on the door to the Director’s Office.	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 door knobs with lever-type hardware or installing add-on levers.	L	H	M	1 6	\$15	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				
6. Restrooms	The boy’s and girl’s restrooms do not provide Braille signage at the entrances.	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	H	M	4 8	\$50	Signage Specifications for Permanent Rooms and Spaces	Provide an ADAAG compliant Braille signage at this entrance	12/31/16				
7. Restrooms	The water closets, intended for adults in the boy’s and girl’s restrooms, are centered at 20-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the sidewall. Move the water closets so they are centered at 18-inches or move a portion of the sidewalls so the water closets are centered at 18-inches.	L	H	M	3 9	\$1,000	Restroom Figures – Building Blocks	Build a 2” thick wall the length of the sidewall and 48” high so that this water closet is centered at 18”.	12/31/16				

8. Restrooms	The water closets, intended for children in the boy's and girl's restrooms, are centered at 22-inches.	4.16	According to ADAAG 4.16.7, Clear floor space for water closets not in stalls shall comply with Fig. 28 except that the centerline of water closets shall be 12 in minimum to 18 in maximum (305 mm to 455 mm) from the side wall or partition. Clear floor space may be arranged to allow either a left- or right-hand approach. Move the water closets for children so they are centered between 12 and 18-inches or move a portion of the side walls so the water closets are centered at 18-inches.	L	H	M	3 9	\$1,000	ADAAG 4.16.7	Build a 4" thick wall the length of the sidewall and 48" high so that this water closet is centered at 18".	12/31/16	
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9. Restrooms	The toilet paper dispensers, in the boy's and girl's restrooms at adult and children's water closets, are in the wrong location.	4.16.6	According to ADAAG, toilet paper dispensers are required to be installed within reach, as shown in Fig. 29(b) . Move the toilet paper dispensers to the side walls of each water closet, as defined by fig. 29(b).	L	H	M	3 9	\$100	Restroom Figures – Building Blocks	Relocate the toilet paper dispensers to the sidewall and fix them at 48" high from finished floor level.	12/31/16				
10. Restrooms	Grab bars do not exist at the adult or children's water closets in the boy's and girls restrooms.	4.17.6	According to ADAAG, grab bars must comply with the length and positioning shown in Fig. 30(a) , (b) , (c) , and (d) . Grab bars may be mounted with any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with 4.26 . In addition, According to ADAAG 4.16.7(3) , grab bars at children's water closets shall comply with 4.26 and Fig. 29 except that grab bars shall be mounted 18 in minimum to 27 in maximum (455 mm to 685 mm) above the finish floor measured to the grab bar centerline. Provide a grab bars at the water closets in each restroom at the adult's and children's water closets.	M	H	M	3 9	\$500	Restroom Figures – Building Blocks ADAAG 4.16.7(3)	Provide ADAAG compliant grab bars at the boy's and girl's restroom.	12/31/16				

11. Restrooms	The lavatories in the boy's and girl's restrooms are located to high according to the children's specifications.	4.19	Lavatories shall be mounted with the rim or counter surface no higher than 34 in (865 mm) above the finish floor. Provide a clearance of at least 29 in (735 mm) above the finish floor to the bottom of the apron. Knee and toe clearance shall comply with Fig. 31 . EXCEPTION 1: Lavatories used primarily by children ages 6 through 12 shall be permitted to have an apron clearance and a knee clearance 24 in (610 mm) high minimum provided that the rim or counter surface is no higher than 31 in (760 mm). EXCEPTION 2: Lavatories used primarily by children ages 5 and younger shall not be required to meet these clearances if clear floor space for a parallel approach complying with 4.2.4 is provided. Lower at least one lavatory in each restroom to meet children's specifications.	L	H	M	5 1 0	\$300	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Lower one lavatory in each restroom so that the rim is 31" high and provide a knee and toe clearance of 24".	12/31/16	
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12. Restrooms	Lavatories, in the boy's and girl's restrooms, have round knobs for faucet controls.	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 restroom for adults and for children's use with lever type, push button or motion activation faucet controls.	M	H	M	5 1 1 1	\$100	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Replace round doorknobs with lever type hardware.	12/31/16				
13. Restrooms	Exposed pipes exist under lavatories in the boy's and girl's restrooms.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Ensure at least one lavatory for adults and for children's use comply with ADAAG specifications, having insulated pipes.	L	H	M	5 1 0	\$25	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Insulate all the exposed pipes under these lavatories.	12/31/16				

14. Restrooms	The benches, in front of lavatories in the boy's and girl's restrooms, block appropriate maneuvering and knee clearance.		Lavatories shall be mounted with the rim or counter surface no higher than 34 in (865 mm) above the finish floor. Provide a clearance of at least 29 in (735 mm) above the finish floor to the bottom of the apron. Knee and toe clearance shall comply with Fig. 31 . EXCEPTION 1: Lavatories used primarily by children ages 6 through 12 shall be permitted to have an apron clearance and a knee clearance 24 in (610 mm) high minimum provided that the rim or counter surface is no higher than 31 in (760 mm). EXCEPTION 2: Lavatories used primarily by children ages 5 and younger shall not be required to meet these clearances if clear floor space for a parallel approach complying with 4.2.4 is provided. Remove the benches in front of lavatories.	L	H	M	<u>5</u> <u>1</u> <u>2</u>	\$0	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Remove the benches permanently from this location so as to provide a 48" wide accessible path.	12/31/16	
15. Restrooms	The drinking fountain, located between the restrooms, is inaccessible due to a high spout and lack of appropriate knee clearance.	4.15.3	Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain.	L ®	M	M	<u>7</u>	\$25	ADA TAM 3 – P 34	Provide an accessible cup holder at this fountain.	12/31/16	

La Petit Academy - Conceptual Cost Projections

Total	\$6,735
Year Three (High)	\$400
Year Five (Medium)	\$800
Year Ten (Low)	\$5,535