

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

Minisa Park

704 W. 13th Street

November 2005



Prepared by

DMCG

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2801 Jonquil Place
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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 – Minisa Park – November 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. Accessible Parking	A curb ramp protrudes into the access aisle that serves the two accessible parking spaces at the pool parking lot.	4.6	Access aisles, which are adjacent to accessible parking spaces, are required to be level along the access aisles length and width. Curb ramps protrude into the access aisles making their usability questionable. In addition, the existing curb ramps have drop-offs on each side, which may be hazardous for those using them. Modify the existing parking spaces to comply with ADAAG specifications by removing the curb ramp from the access aisle and creating a sidewalk cut curb ramp instead of a build-up curb ramp; or other wise ensure the access aisle is level with the vehicle parking spaces and a fully accessible path of travel exists leading from the access aisle.	H ®	H	M	1 7	\$700	Accessible Parking Detail Access Board – Parking Technical Bulletin	Re-stripe the parking lot and provide 2 No. Universal accessible parking spaces at the current location of the non-compliant accessible parking.	12/31/09				
2. Exterior Paths of Travel	The curb ramps, on the path of travel from accessible parking at the front of the Community Building, have steep cross slopes, no detectable warnings, and steep side flares.	4.7 4.7.7	ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. Some of the existing side flares have more than a 30% slope. Since these curb ramps lead to a cross-vehicular traffic way, the necessity of detectable warning surface is magnified. ADAAG requires a detectable warning surface consisting of a truncated dome pattern. According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. At the existing curb ramps, since a turn is required at the top to follow the path of travel, a steep cross slope exist on the path of travel. Modify all curb ramps to comply with ADAAG specifications.	M ®	H	M	3 4 5	\$1,000	See Building Block 5 – Curb Ramps Detectable Warning Suspension Detectable Warning Specifications #1	Modify this curb ramp and provide a fully compliant one complete with truncated domes detectable warning surface. Also, modify this sidewalk so that nowhere in its path is the cross slope more than 2%.	12/31/11				

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3. Exterior Paths of Travel	An accessible path of travel does not lead to the picnic tables.	15.6.4 ↓ (GAD AAG FR)	Technically, ADAAG nor the Recreational Facilities - Final Rule provide scoping for picnic tables. In addition, neither guideline provides specifications for what would constitute an accessible picnic table. However, the document titled “Accessibility Guidelines for Outdoor Developed Areas” (AGSAPT) does provide both scoping and specifications for accessible picnic tables. These Guidelines (AGSAPT) are <u>neither final rules nor enforceable</u> . Generally, we consider picnic tables and other park amenities for use by the general public to be services provided by local governments, which own or operate the park. Therefore, to ensure compliance with Title II’s program access requirements, we recommend following the scoping and specifications provided by the AGSAPT to determine the accessibility of picnic tables. According to AGSAPT, section 16.5.1.2 requires that where two or more fixed picnic tables are provided in a picnic area, at least 50 percent, but no less than two, shall comply with 16.5. Of the picnic tables required to be accessible, 40 percent, but never less than two, shall be located along an outdoor recreation access route. Provide an accessible path of travel (concrete, asphalt or rubber) leading to the end sections of an appropriate number of picnic tables.	L	H	M	9	\$400	AGSAPT	Provide an ADAAG compliant sidewalk leading to the end side of one picnic table nearest the existing sidewalk.	12/31/16				
4. Exterior Paths of Travel	An accessible path of travel does not lead to the single ground level play components (swing set) and accessible surfaces do not exist in the use zones of the ground level play components.	15.6.4 ↓ (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. The composite play components within this play area are accessible according to the Play Areas – Final Rule. However, at least, one of each type of ground level play component must also be accessible, including an accessible path of travel and an accessible surface in the use zones. Provide accessible paths and accessible surfaces to at least one of each type of ground level play component.	L	H	M	8	\$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>)”	A stable, firm, and slip resistant surface exists at the ground level play equipment.	N/A	N/A (cmk)			

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5. Community Center - Interior	The ceiling protrusions (supports) are considered protruding objects.	4.4	Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches or lower than 80-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. Provide cane detection objects underneath all ceiling protrusions that are lower than 80-inches.	H ®	H	M	19	\$200	Building Block 2 – 27” to 80” zone	Provide cane detectable boxes underneath all ceiling protrusions that are lower than 80”.	12/31/09				
6. Community Center - Interior	Round door hardware exists on public doors throughout the facility.	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 doors by replacing doorknobs with lever-type hardware or installing add-on levers on all doors used by the public.	H	H	M	20	\$450	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.	Replace these round doorknobs with lever type hardware.	12/31/09				
7. Community Center - Interior	The public phone is located too high.	4.25.3	Where phones are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Lower phone to comply with ADAAG specifications. Generally, this is the telephone companies responsibility to adjust phone height. Note: If four or more public pay telephones (including both interior and exterior telephones) are provided at a site of a private facility, and at least one is in an interior location, then at least one interior public text telephone (TTY) shall be provided. If an interior public pay telephone is provided in a public use area in a building of a public facility, at least one interior public text telephone (TTY) shall be provided in the building in a public use area.	L	H	M	24	\$0	Building Block 10 – Reach Ranges	Ensure the Telephone set is lowered to 48” to highest operational knob from finished floor level.	12/31/16				
8. Community Center - Interior	A hi-lo drinking fountain does not exist in the facility.	4.15 4.1.3(10(a))	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain, which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Ensure that at least one set of hi-lo drinking fountains exist in the facility.	L	H	M	23	\$400	Building Block 7 – Drinking Fountains	Provide an ADAAG compliant hi-lo drinking fountain at the most appropriate and accessible location within this facility.	12/31/16				

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9. Community Center - Interior	Round faucet control knobs exist on the sink in the kitchen.	4.24	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 with lever type, push button or motion activation faucet controls.	M	H	M	2 2	\$100	ADAAG 4.24	Replace these round faucet knobs with lever type hardware.	12/31/11				
10. Community Center - Interior	Appropriate knee clearance does not exist under the sink in the kitchen due to cabinets.	4.24	The existing sinks do not provide knee and toe clearance, and each sink has 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 this sinks is used by the general public, then it should be made accessible, complying with ADAAG specifications.	M	H	M	2 2	\$1,000	ADAAG 4.24	This sink not for use by members of the public. <i>No adjustments therefore needed or necessary.</i>	12/31/11				
11. Community Center - Restrooms	Braille signage does not exist at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and provided at the latch side of entrance doors, where restrooms are accessible. Provide ADAAG compliant signage at entrances.	L	L	M	2 8	\$100	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these entrances.	12/31/16				
12. Community Center - Restrooms	The mirrors, in both restrooms are located too high at 49-inches.	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 restroom.	L	H	M	2 6	\$100	ADAAG	Install a full-length mirror in each restroom.	12/31/16				

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13. Community Center - Restrooms	The toilet stalls, in the men’s and women’s restrooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall, lack of rear grab bars, grab bars located too low, toilets not centered at 18-inches, etc. Modify one stall in each restroom to comply with ADAAG specifications, if it is technically feasible to do so.	M	H	M	27	\$5,000	Restroom Figures – Building Blocks	It is not Technically Feasible to modify these stalls for lack of space. <i>However, install rear grab bars and a new accessible water closet properly centered at 18”.</i> <i>Although this restroom will not be ADA compliant, it will be barrier free.</i>	12/31/11	
14. Pool Facilities	No apparent access exists leading to the water of either the wading pool or general pool.	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 of both pools, which complies with RFFR. Note: RFFR, created by the US Access Board, is not currently an enforceable document.	H	H	M	6711	\$2,500	RFFR New ADAAG	Wait for the Final and Enforceable specifications from the US Access Board before embarking on any modifications at this location.	IN ABEYANCE	IN ABEYANCE (cmk)
15. Pool Facilities	The existing drinking fountain is not hi-lo and is a protruding object.	4.15 4.1.3(10(a))	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain, which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Ensure that at least one set of hi-lo drinking fountains exist.	L	H	M	10	\$400	Building Block 7 – Drinking Fountains	Provide an ADAAG compliant hi-lo drinking fountain at the current location of the non-compliant fountain.	12/31/16	

16. Pool Facilities	The counter at the main entrance is located too high at 42-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	4 4	\$200	ADAAG New ADAAG	Provide a 2' x 3' x 34" high side table next to this counter.	12/31/11	
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16. Pool Facilities	The path of travel at the main entrance counter is too narrow at 26-inches wide due to pedestrian corrals.	4.3.3	According to ADAAG, the minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see 4.13.5 and 4.13.6), and other points not exceeding 24-inches in length. Ensure an accessible path of travel exists, which is at least 36-inches wide.	H	H	M	4 2	\$200		RE-organize and rearrange the corrals so that an accessible path at least 36" exists at this entrance.	12/31/09				
17. Pool - Restrooms	Braille signage does not exist at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and provided at the latch side of entrance doors, where restrooms are accessible. Provide ADAAG compliant signage at entrances.	L	H	M	3 3	\$100	Signage Specifications for Permanent Rooms and Spaces	Provide ADAAG compliant Braille signage at these entrances.	12/31/16				
18. Pool - Restrooms	Accessible lavatories do not exist.	4.19	Round knobs exist on the lavatories, pipes are exposed under lavatories, and lavatory aprons are located too low. Ensure at least one accessible lavatory exists in each restroom.	M	H	M	3 4	\$400	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Replace these round doorknobs with lever type hardware.	12/31/11				
19. Pool - Restrooms	The urinal in the men's restroom is located 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 26-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	3 4	\$100	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				

20. Pool - Restrooms	The mirror, in the men's restroom, is located too high at 43-inches.	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.	L	H	M	3 5	\$50	ADAAG	Install a full-length mirror in this restroom.	12/31/16	
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21. Pool - Restrooms	The coat hooks in both restrooms are located too high at 65-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 hooks protruding objects.	L	H	M	3 6	\$20	Building Block 10 – Reach Ranges	Lower the coat hook to 48" from finished floor level.	12/31/16				
22. Pool - Restrooms	The water closet, in the women's restroom accessible stall, is centered at 16-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the sidewall. Move the water closet or otherwise ensure it is centered at 18-inches.	L	H	M	4 8	\$500	Restroom Figures – Building Blocks	Shift the sidewall by 2" so that the water closet is centered at 18".	12/31/16				
23. Pool - Restrooms	The grab bars, located at water closets in both restrooms are too high at 37.5-inches.	4.16.4	According to ADAAG, grab bars at water closets are required to comply with Figure 29 and mounted between 33-inches and 36-inches high. Modify the grab bars so they are mounted between 33-inches and 36-inches high.	L	H	M	4 8	\$400	Restroom Figures – Building Blocks	Modify the grab bars and mount them at 36" from finished floor level	12/31/16				

24. Pool - Restrooms	An abrupt change in level exists on the path of travel to the showers in each restroom measuring a 33% slope.	4.5.2	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. Changes in level greater than 1/2-inch must comply with ramp specifications. Modify the path of travel so that no running slopes exist beyond 8.33%.	L	H	M	4 1 5 1	\$300	ADAAG	Modify the path of travel to the showers inside the restrooms so that nowhere in their paths is the running slope more than 8.33%.	12/31/16	
25. Pool - Restrooms	An accessible shower does not exist in the women's restroom.	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 they are on a fully accessible path of travel without steps and modify one shower in each locker room to comply with ADAAG 4.21.	M	M	M	5 0 5 1	\$2,000	See Attachment 5 – Accessible Shower Specifications for more information.	Modify the corner gang shower in the women's restroom so that it is fully accessible.	12/31/11	

Minisa Park - Conceptual Cost Projections

Total	\$19,270
Year Three (High)	\$3,700
Year Five (Medium)	\$9,700
Year Ten (Low)	\$5,870