

Highgate Municipal Building: ADA Compliance Evaluation

ARNOLD & SCANGAS ARCHITECTS



PRESENTATION AGENDA

ARNOLD & SCANGAS ARCHITECTS

Priority 1: Accessible Approach and Entrance

- ❑ Front Entrance:
 - Existing
- ❑ Back Entrance:
 - Non-Accessible Parking
 - Non-Accessible Entrance
 - Accessible Parking and Entrance
- ❑ Front Entrance:
 - Non-Accessible Entrance
 - Accessible Parking and Entrance

Priority 2: Access to Goods and Services

- ❑ Doors: Sizes, Door Maneuvering Space and Hardware
 - Existing
 - Solutions
- ❑ Reception Counter: Accessible Counter Space
 - Existing
 - Solutions:

Priority 3: Usability of Restrooms

- ❑ Men's & Women's Bathrooms:
 - Door Clearances and Maneuvering Space
 - Sinks, Mirrors, Paper Towels & Toilet Paper
 - Toilet Stalls and Toilets
 - Solutions

Priority 4: Signage

- Existing
- Solutions

Priority 5: Use of Second Floor

- Public Meetings, Private Offices and Means of Egress
- Solutions

Priority 6: Masterplan

- Existing
- Solutions

Summary of Project Costs

Priority 1: Accessible Approach and Entrance

Front Entrance: Non-Accessible Entrance

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ISSUES THAT DO NOT MEET REQUIREMENTS:

- It is preferred that the front entrance be the accessible entrance. The front entrance is not accessible. The accessible entrance is located at the rear of the building. When the front is not the accessible entrance. Signage is required directing visitors from the front entrance to the accessible entrance at the rear of the building
- A directional sign, using the universal symbol for accessibility should be placed at the front of the building indicating the location of the accessible entrance

Back Entrance: Non-Accessible Parking

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ISSUES THAT DO NOT MEET REQUIREMENTS:

- The space is more than 8' wide which meets the guidelines, but does not provide a marked access aisle of at least 8'-0" wide for van accessible maneuvering
- As currently located, if the access aisle was marked, it would be in the travel lane, which is non-complaint
- The bottom of the accessible sign space designation is 56 1/4" off the ground and does not meet the minimum height of 60" off grade.

Back Entrance: Non-Accessible Entrance

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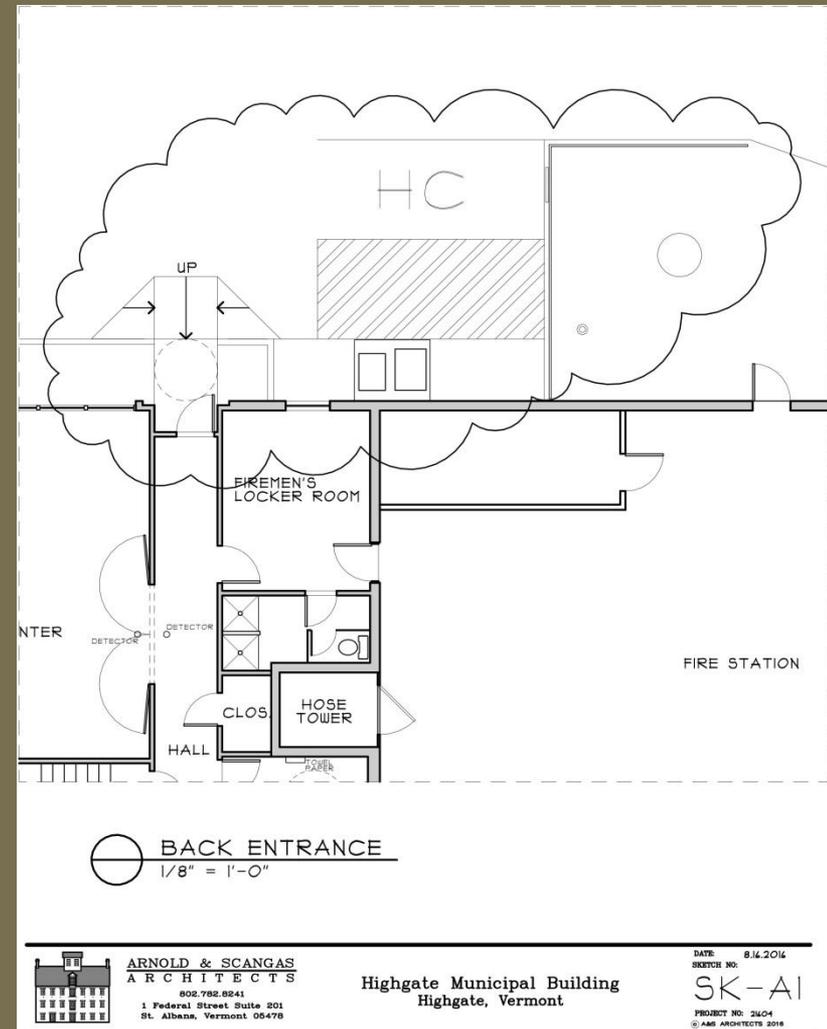
ISSUES THAT DO NOT MEET REQUIREMENTS:

- The rear entrance is locked during the day and cannot be use independently during the same business hours as the front entrance.
- The rear entrance does not contain a sign with the international symbol of accessibility, indicating that this is the accessible entrance.
- The landing in front of the exterior entrance is not level and has a number of changes in elevation, the total change in height is approximately 6" from finish floor to top of pavement.
- The existing entrance door at the exterior does not have the required 4'-0" clearance depth.
- The accessible entrance has a curb that protrudes out of the ground more than 1/4"

Back Entrance: Solutions

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- Relocate accessible parking space to allow for a van accessible aisle that is not in the designated path of travel
- Provide a “van accessible” sign for the space where the bottom of the sign is at least 60” off grade.
- Reconfigure exterior door landing to allow for a level 5’-0” turning radius landing at doorway.
- Provide a curbed ramp with curb ramp flares
- Provide sign at front entrance stating the accessible entrance is located in the rear of the building.
- Allow accessible entrance to be used independently during regular business hours.
- Provide new sign with the international symbol of accessibility.



• Cost: \$ 14, 981

Front Entrance: Non-Accessible Entrance

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ISSUES THAT DO NOT MEET REQUIREMENTS:

- There is an existing concrete sidewalk that runs along the front of the building. Where the sloping concrete sidewalk meets the pavement there is a change of level that is more than $\frac{1}{2}$ " and is non-complaint
- The existing sidewalk that connects the sidewalk along the building to the landing at the front door, slopes and has a change of level at the front door landing that is more than $\frac{1}{2}$ " and is non-complaint
- While the existing concrete in front of the door is level. There is an approximately 1" vertical change of level at the existing door threshold. A $\frac{3}{4}$ " change is allowed for existing thresholds, however the vertical face on the threshold may not exceed a $\frac{1}{4}$ ", above that height the threshold must be beveled.
- The existing exterior entrance door does not have the required 4'-0" level clearance depth.

Front Entrance: Non-Accessible Entrance

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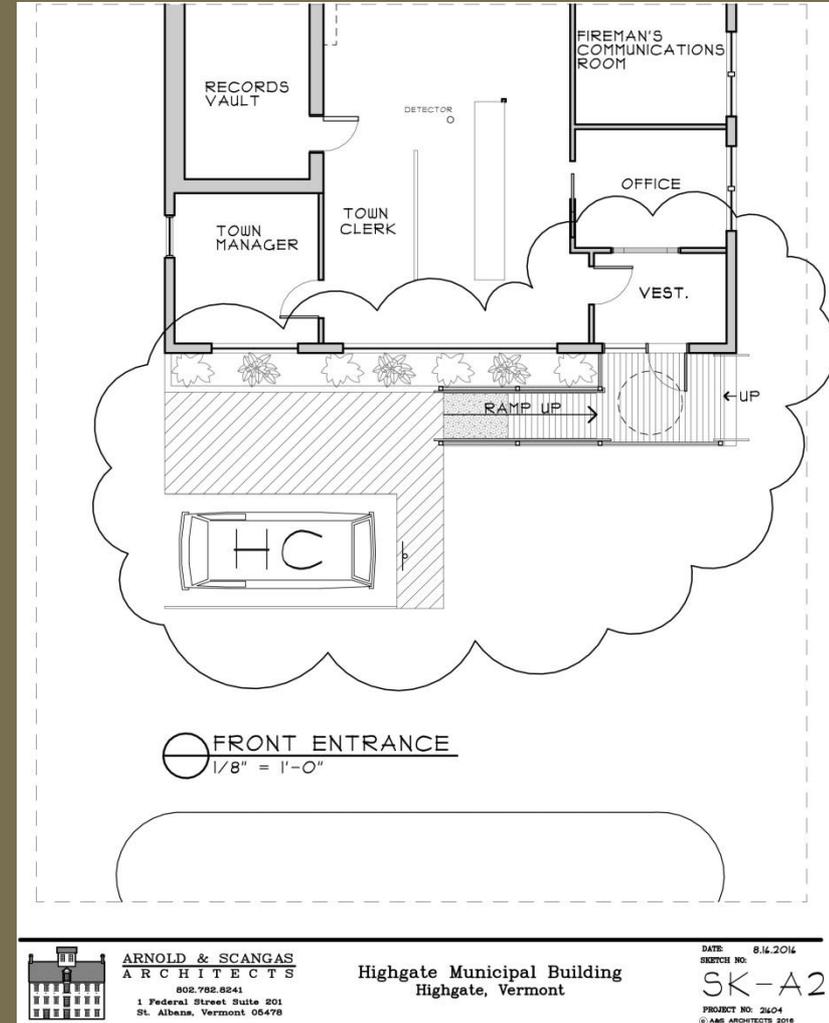
ISSUES THAT DO NOT MEET REQUIREMENTS:

- There is an approximately $\frac{3}{4}$ " vertical change of level at the existing exterior door threshold. A $\frac{3}{4}$ " change is allowed for existing thresholds, however the vertical face on the threshold may not exceed a $\frac{1}{4}$ ", above that height thresholds must be beveled.
- The existing interior vestibule does not have a 5'-0" turning radius
- At the interior of the existing vestibule door, there is not the required 1'-6" clearance from the latch side of the door to the corner
- There is an approximately $\frac{1}{2}$ " vertical change of level at the existing interior vestibule door threshold. A $\frac{3}{4}$ " change is allowed for existing thresholds, however the vertical face on the threshold may not exceed a $\frac{1}{4}$ ", above that height thresholds must be beveled.

Front Entrance: Solutions

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- Provide a new van accessible parking space including a van accessible aisle
- Provide a “van accessible” sign for the parking space where the bottom of the sign is at least 60” off the grade.
- Provide an accessible ramp with railings from the accessible parking space side and stairs with railings from the fire station side.
- Remove a portion of the exterior vestibule wall to provide the 5’-0” turning radius at the interior of the vestibule and to provide 1’-6” clearance at the pull side of the interior vestibule door.
- Provide new ADA accessible thresholds at both the exterior and interior doors

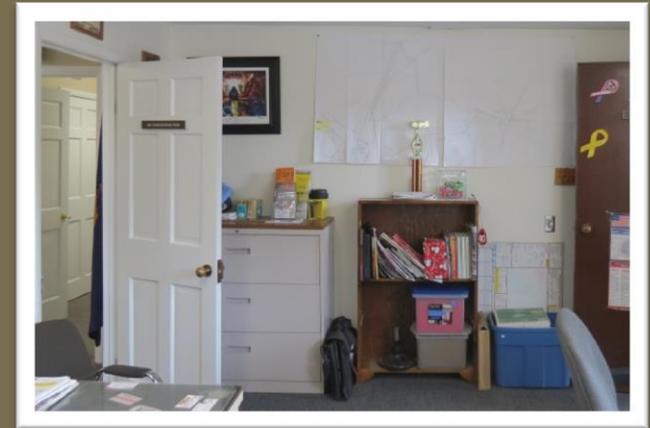
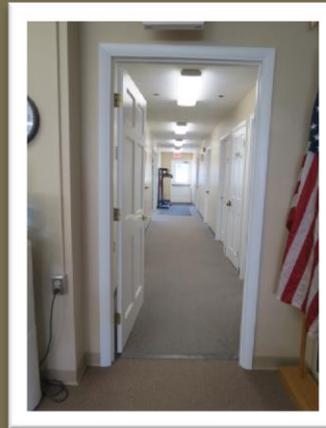
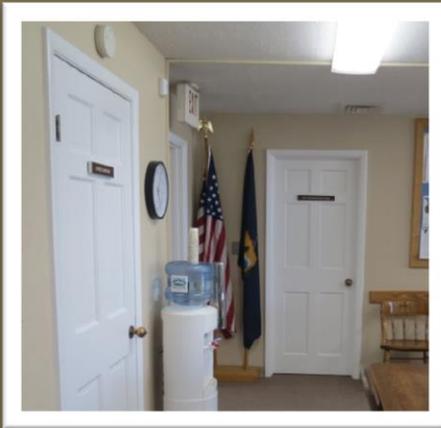


Cost: \$ 27,243

Priority 2:
Access to Goods and Services

Doors: Sizes, Door Maneuvering Space & Hardware

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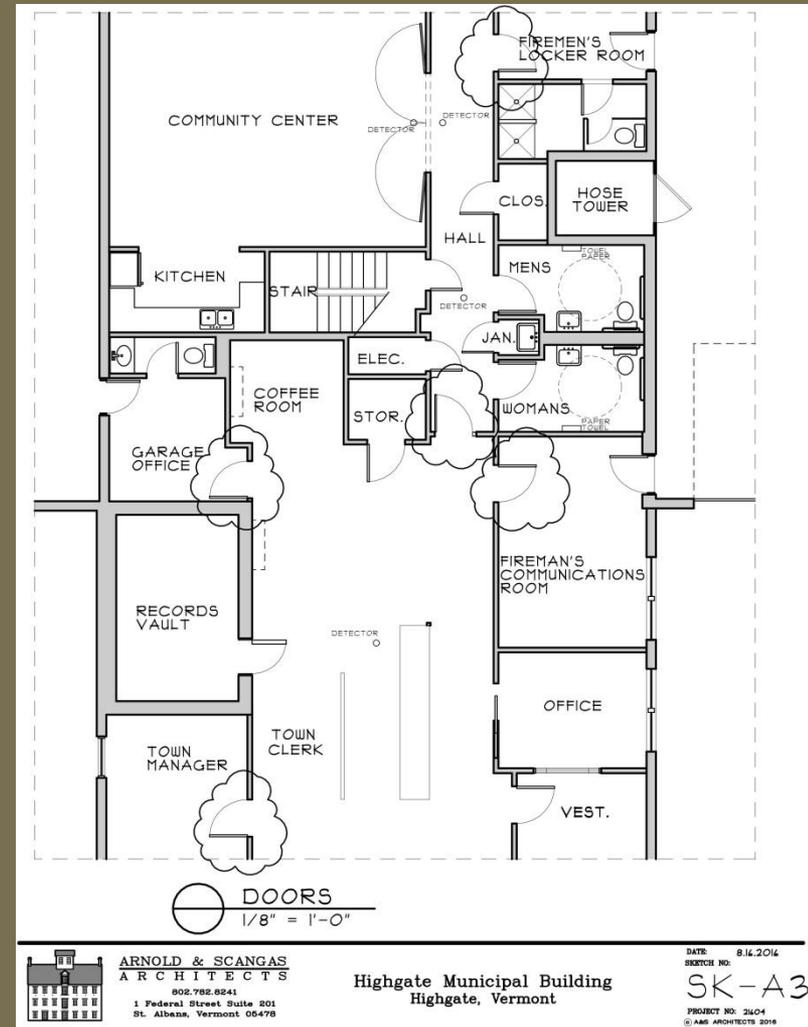
ISSUES THAT DO NOT MEET REQUIREMENTS:

- Existing 2'-6" wide doors do not meet requirements of a 2'-8" clear opening with the door fully opened.
- The existing doorway separating the accessible hallway and the reception area has a 16" clear space on the pull side of the door, which does not meet the required 18".
- Existing door hardware includes a mix of compliant lever handles and non-compliant knob-type handles.
- Existing door closers do not meet the closing speed for ADA.

Doors: Solutions

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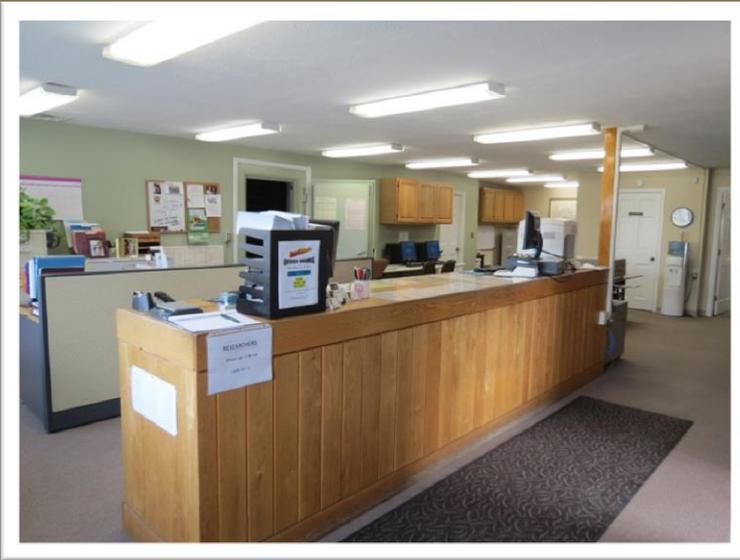
- Replace existing 2'-6" doors with 3'-0" doors.
- Move existing doorway at hallway at least 2" so there is a 18" clear space on the pull side of the door.
- Replace existing knob hardware with lever handles, push bars, u-shaped pull handles or other accessible hardware.
- Replace existing door closers with new ADA complaint door closers.



• Costs: \$ 14,800

Reception Counter: Accessible Counter Space

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ISSUES THAT DO NOT MEET REQUIREMENTS:

- The existing Reception Counter is 42" high and does not provide a section of counter that meets ADA accessible requirements.

Reception Counter: Solutions

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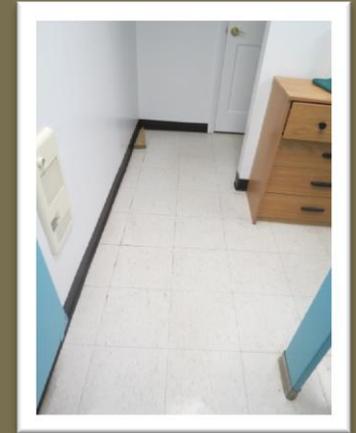
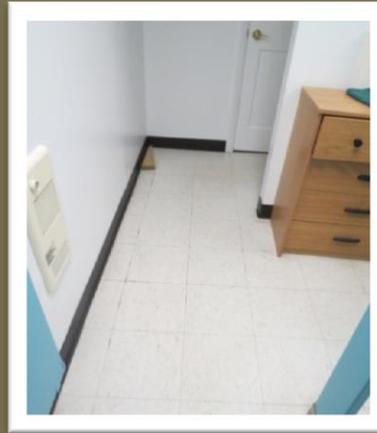
- A section of this counter or a fold-down counter needs to be provided for a wheelchair user to be able to transact business and have a writing surface that is at a reasonable height. This should be no more than 36" high and should be at least 36" wide. An accessible service shelf should be at least 19" deep to permit appropriate knee clearance.
- Sales and Service Counters should have a height between 28" and 34" and at least 36" wide.
- An equivalent service area may be provided at a nearby table with sufficient wheelchair clearances.



Priority 3: Usability of Restrooms

Men's and Women's Bathrooms: Doors Clearances & Maneuvering Space

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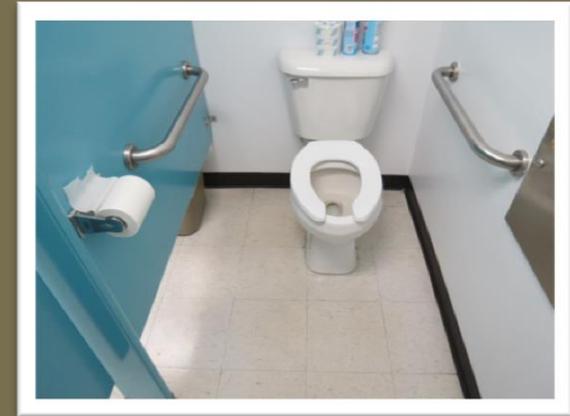
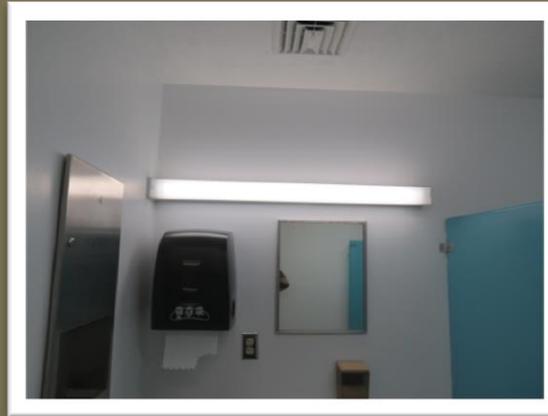
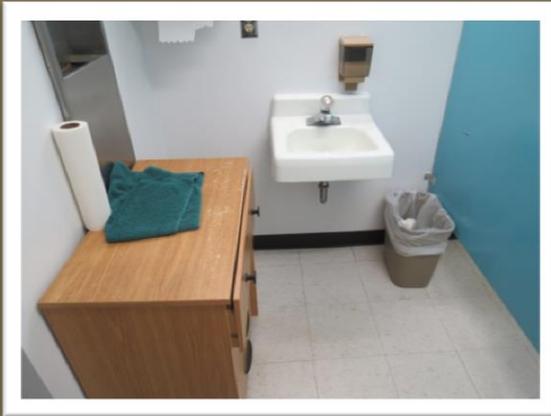


ISSUES THAT DO NOT MEET REQUIREMENTS:

- The existing privacy wall does not allow 48" clear from the door to the wall and doesn't allow 48" between the end of the privacy wall and the bathroom wall.
- The existing door closers do not meet the required ADA closing speed.
- In the existing bathrooms, a 5'-0" turning radius is not provided

Men's and Women's Bathrooms: Sinks, Mirrors, Paper Towels and Toilet Paper

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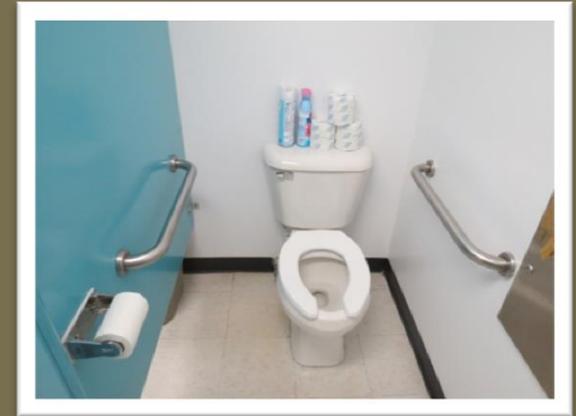
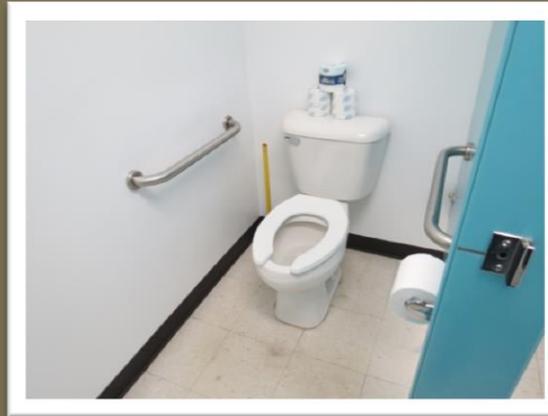
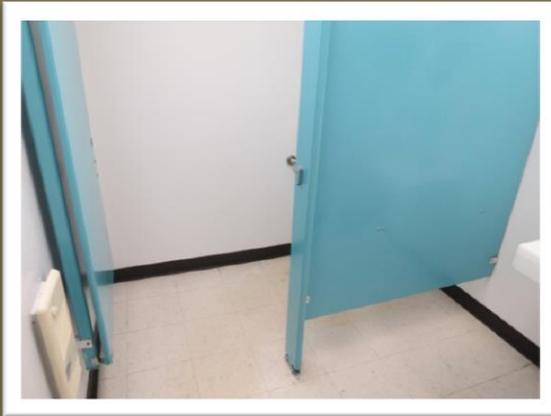


ISSUES THAT DO NOT MEET REQUIREMENTS:

- The existing wall mounted sinks are mounted to low above the floor and the existing exposed piping under the sink is not insulated and protected
- The existing knob faucets are non-complaint
- The existing mirrors, paper towel dispensers and receptacles are too high off the floor.
- The existing toilet paper dispenser is placed at least 12" away from the front edge of the toilet.

Men's and Women's Bathrooms: Stalls & Toilets

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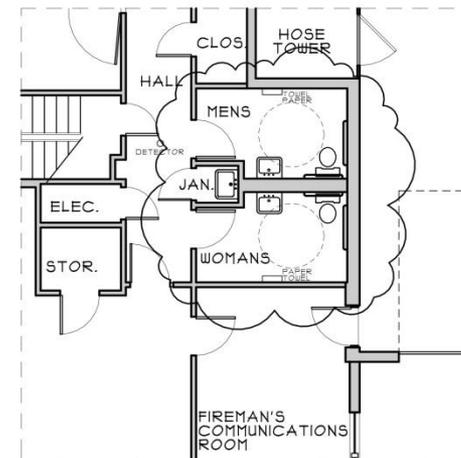
ISSUES THAT DO NOT MEET REQUIREMENTS:

- The existing stall does not meet the minimum size (5'-0" wide by 4'-11" wide)
- The existing grab bars are non-complaint
- The existing stall doors do not provide a minimum of 32" clear door space and the door lock is non-complaint
- The existing flush handle for the toilet is on the wrong side of the toilet.

Men's and Women's Bathrooms: Solutions

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- Remove privacy wall to achieve door clearance requirements and a 5'-0" turning radius
- Replace existing door closer with an ADA compliant closer
- The top of sink to be mounted no more than 34" above floor and exposed piping to insulated and protected
- Provide a 3'-6" and a 3'-0" grab bar at toilet
- Flush valve of toilet to be located on sink side of the toilet
- Mount bottom of mirror no higher than 40" off the floor
- Mount control for towel dispenser or bottom of towel no higher than 48" off the floor
- Mount toilet paper dispenser no more than 9" from the front of the toilet



○ MEN'S & WOMAN'S BATHROOM
1/8" = 1'-0"



ARNOLD & SCANGAS
ARCHITECTS
902.782.8241
1 Federal Street Suite 201
St. Albans, Vermont 05478

Highgate Municipal Building
Highgate, Vermont

DATE: 7.25.2014
SKETCH NO:

SK-A2

PROJECT NO: 21604
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Costs: \$ 11,131

Priority 4: Signage

Signage: Communication Elements and Features

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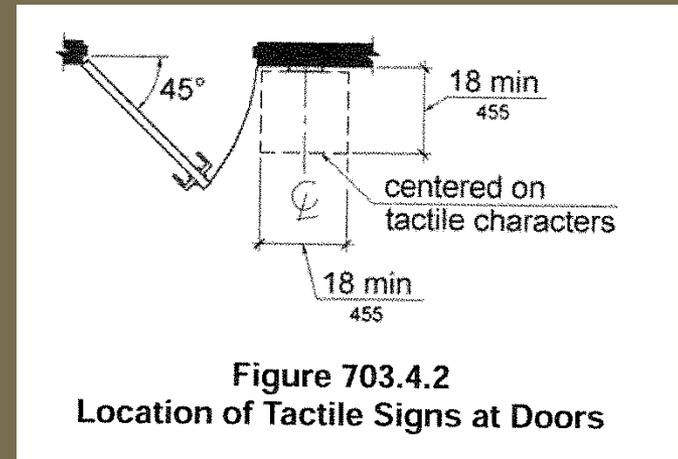


Figure 703.4.2
Location of Tactile Signs at Doors

ISSUES THAT DO NOT MEET REQUIREMENTS:

- There is no ADA complaint informational signage present in the building.

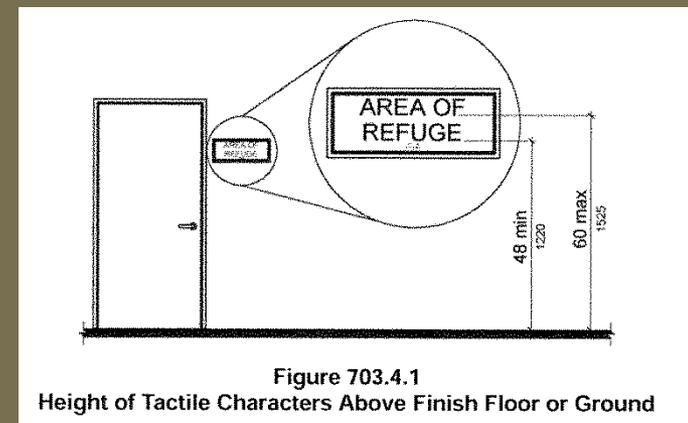


Figure 703.4.1
Height of Tactile Characters Above Finish Floor or Ground

Signage: Solutions

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- Provide Signage to comply with ADA regulations. Informational signage should be located to the latch side of the door at a height of 62” above the finish floor.
- A minimum of three signs are required, one for each of the Bathrooms and for the Community Room



Costs: \$ 35 per sign

Priority 5: Use of Second Floor

Use of Second Floor: Public Meetings, Private Offices and Means of Egress

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ISSUES THAT DO NOT MEET REQUIREMENTS:

- ADA Title II CFP Part 35 – Subpart B – 35.130 – General Prohibitions Against Discrimination , Section 35.130.a states: No qualified person with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs or activities of a public entity, or be subjected to discrimination by any public entity.

Use of Second Floor: Public Meetings, Private Offices and Means of Egress

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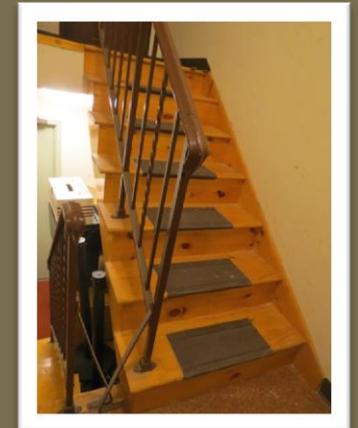


ISSUES THAT DO NOT MEET REQUIREMENTS:

- The previous passage in the Title II requirements would affect the second floor since no ADA access is currently provided. Any meeting that can be attended by the public would not be able to occur on an inaccessible floor, since access to any public meeting must be provided to all and any with a disability. Along those lines, any office space that would be used by a town official that interacts with the public would also have to be accessible to anyone with a disability. This would mean that ADA access would have to be provided to the second floor. The code does allow for some flexibility in existing building intending to comply, in this case, providing a separate but equal space.

Use of Second Floor: Public Meetings, Private Offices and Means of Egress

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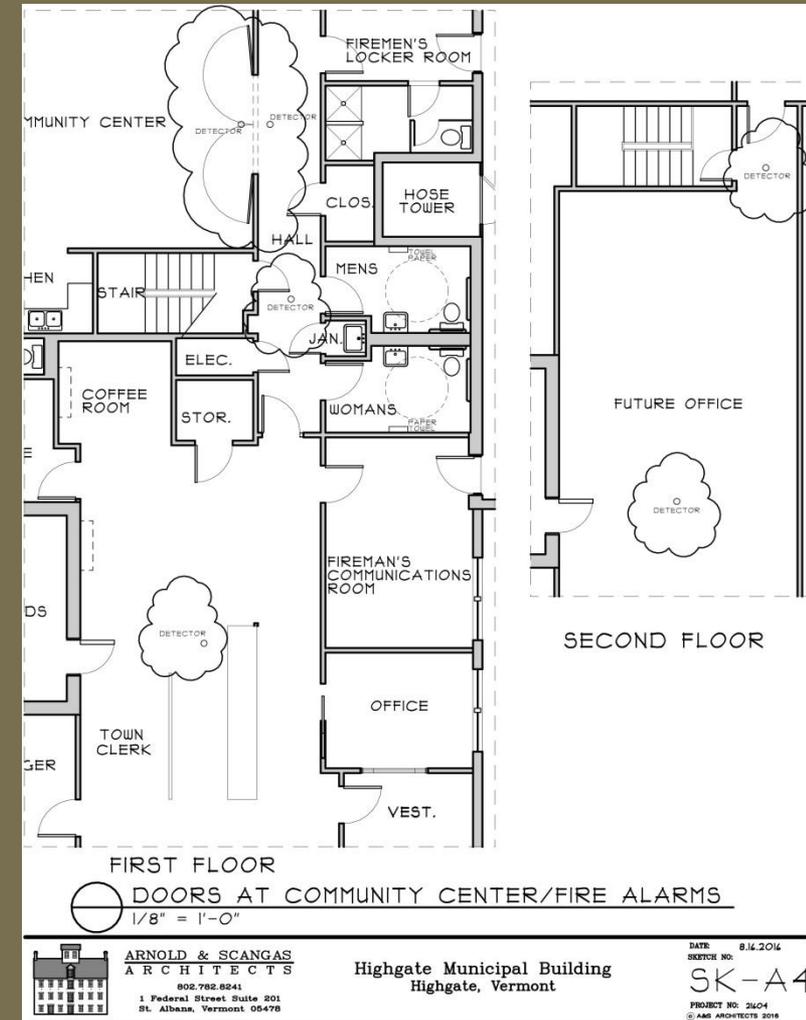
ISSUES THAT DO NOT MEET REQUIREMENTS:

- A meeting room could be set up on the accessible first floor that would provide space for a disabled individual to meet with their town official. This meeting room could be communal for all officials on the second floor to use in case of a disabled visitor.
- In order for the second floor to be used as offices, a protected means of egress has to be maintained from the second floor stairs to the exterior of the building.
- The existing railing system is non code complaint with NFPA Life Safety Code

Use of Second Floor: Solutions

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- Provide prefinished birch veneer flush wood solid core doors with narrow vision windows, metal door frames, locksets, door closers and door stops at the Community Center. The doors will be held opened with 120 volt magnetic door holders at each door. New 120 volt photoelectric smoke detectors will be installed on each side of the doors. They will release the door holders upon detection of smoke, allowing the doors to close.
- Provide 120 volt photo-electric smoke detectors in the following areas: One in first floor Hall; one in Town Clerk area; one on second floor at top of stairs and one in future Office on second floor. Interconnect all smoke detectors.
- Provide new code complaint handrails at existing stairs.



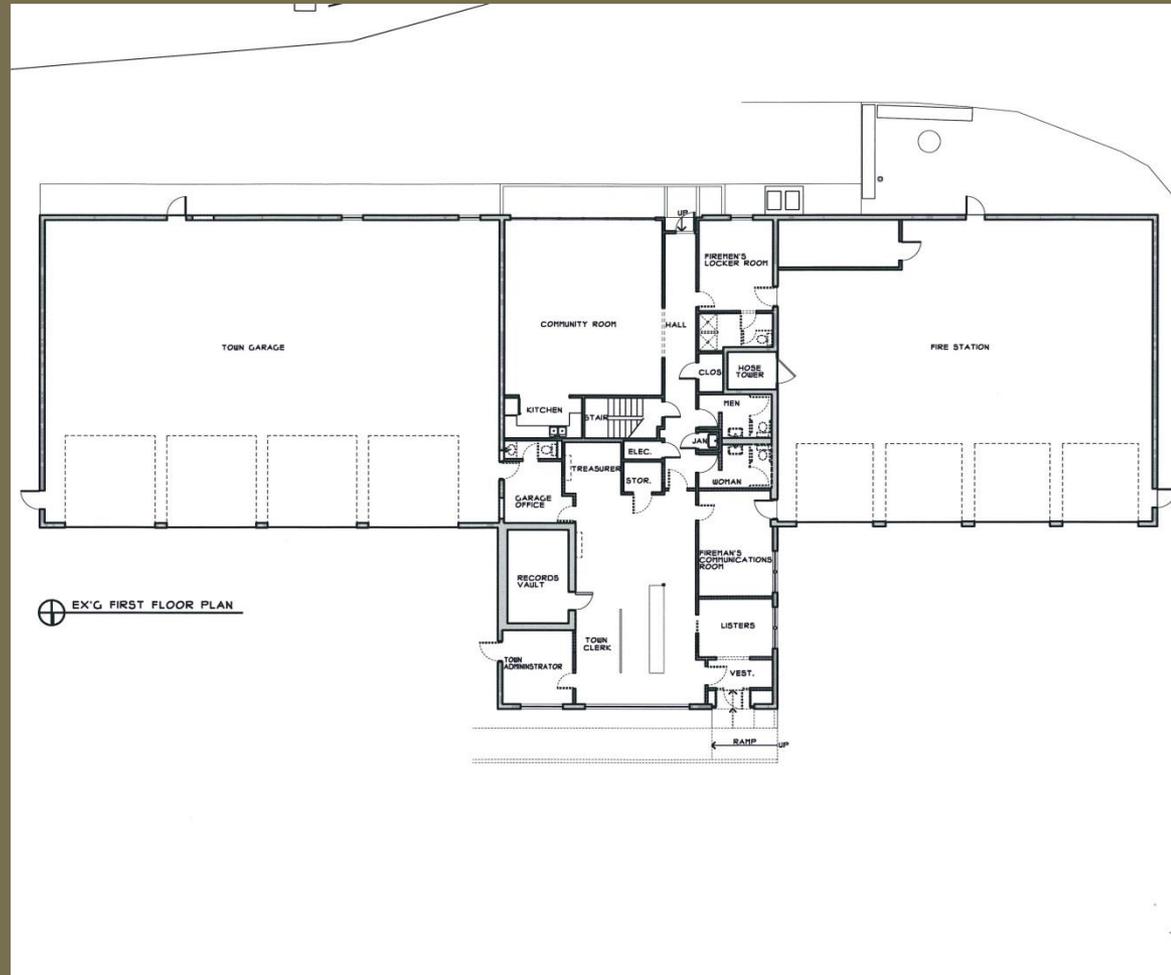
• Costs: \$ 16,973

Priority 5: Masterplan

Masterplan: Existing

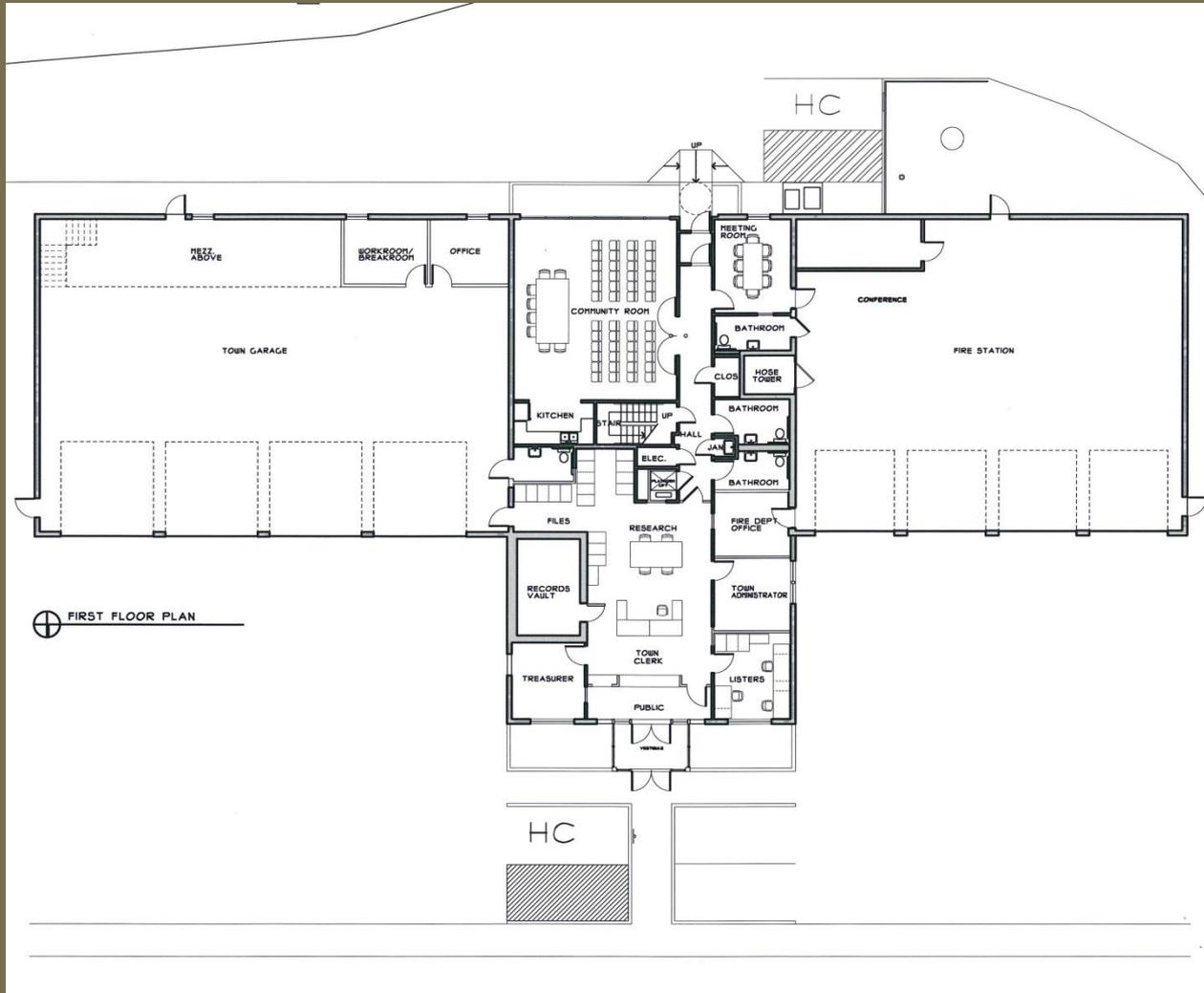
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- Back Entrance
- Front Entrance
- Door, Sizes, Door Maneuvering Space and Hardware
- Reception Counter
- Men's and Women's Bathrooms
- Signage
- Provide adequate room for employees
- Main office flow is clumsy and noisy
- Listers office is small
- Treasurer does not have an office
- Fire Department has a large office
- Town Garage office and bathroom
- Town Garage work/breakrm in garage
- Town Garage needs additional storage
- Fire Department locker room and bath/showers
- Files stored in community room
- Exterior door at Town Administrator's office, remove or replace



Masterplan: Solutions

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Master Plan: Solutions

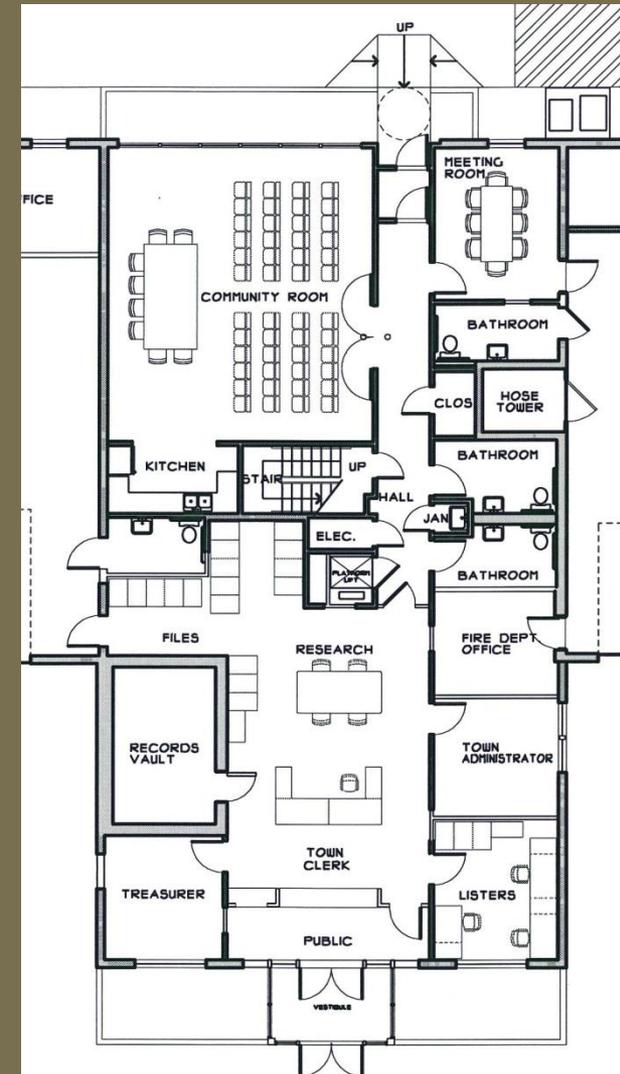
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ISSUES:

- Back Entrance Accessible
- Front Entrance Accessible
- Door, Sizes, Door Maneuvering Space and Hardware Accessible
- Reception Counter Accessible Reconfigured
- Men's and Women's Bathrooms Accessible
- Signage (Men's and Women's Bathroom and Community Room)
- Offices Reconfigured
- Main office flow is clumsy and noisy
- Listers office has increased in size
- Treasurer has an office
- Fire Department office reduced in size
- Town Garage office and workroom/breakroom in garage
- Town Garage reconfigured bathroom
- Town Garage prefabricated mezzanine with stair at rear of truck bays
- Fire Department reconfigured bathroom with shower in truck bay
- Files stores in office
- Exterior door in Treasurer's office replaced with new window

Costs: \$ 276,032

Partial First Floor Plan



Summary of Project Costs:

➤ Back Entrance:	\$ 14,981
➤ Front Entrance:	\$ 27,243
➤ Doors:	\$ 14,800
➤ Bathrooms:	\$ 11,131
➤ Signage:	\$ 105
➤ Usage of Second Floor:	\$ 16,978
➤ Masterplan:	\$ 276,032