

Town Hall Building

Locations	Non-Compliant Infraction		Compliant Remediation Procedure/Modification to Ensure Program Access	Criteria-ADAAG Architectural Barrier Removal Priorities						Supplemental Technical Information			
Locations	Identified Issue	ADAAG / AGODA Specifications	Recommended Corrections	Priority #1	Priority # 2	Priority #3	Priority # 4	PROWAG	Recommended	Photo #	Conceptual Costs	Date to be corrected	Date Completed (Include Initials)
Parking Lot	1. Twenty-three (23) parking spaces exist. One (1) is an accessible parking space. An access aisle does not exist at the accessible parking space. 2. A sign does not exist at the accessible parking space. 3. The accessible parking space is 112" wide with a cross slope of 2.8%	502	1-3. Restripe north end of parking lot, creating one (1) van accessible space a 132" min. wide with a 60" min. wide access aisle located immediately adjacent to the accessible parking space it serves. Install a van accessible parking sign located directly in front of the accessible parking space mounted at 60" min. AFF. as measured to the bottom edge of sign. Regrade the accessible parking space and space for the access aisle ensuring slopes do not exceed 2% max. in any direction.										

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East Side of Facility	1. Five (5) areas along this accessible route have gaps exceeding a 1/2" max. and vertical rises exceeding a 1/4" max. 2. From the accessible route along Walnut St heading south on the east sidewalk, the running slope is 7.9% measureable up to 9.2%. Handrails are not provided along both sides of the ramp where running slopes exceed 5%.		302, 303, 405 1. Fill the gaps in with a rubber sealant ensuring gaps exceeding a 1/2" max. do not exist. Regrade the surface ensuring vertical rises greater than a 1/4" max. do not exist. 2. Regrade the ramp provided connecting the east sidewalk walk to Walnut St. The ramp shall have a running slope of 8.33% max. with railing provided on both sides complying with 2010 ADASAD section 402 ramps or regrade the ramp ensuring the running slope is 5% max. and railing shall not be required.										
South Side of Facility	1. Four (4) areas along this accessible route have vertical rises exceeding a 1/4" max. and gaps greater than a 1/2" max. 2. A running slope of 6% exists from the accessible route along Dayton Rd heading east on the south sidewalk for approx. 20 lf. Handrails do not exist where slope exceeds 5% max.		302, 303, 405 1. Fill the gaps in with a rubber sealant ensuring gaps exceeding a 1/2" max. do not exist. Regrade the surface ensuring vertical rises greater than a 1/4" max. do not exist. 2. Install railing on one side of the route extending the full length of the route that exceeds 5% running slope. Railings are required on both sides of a ramp but it is not relevant in this situation as the sidewalk adjoins the parking lot.										

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West Side of Facility (Dayton Rd)	1. Multiple gaps exceeding a 1/2" max. and vertical rises greater than a 1/4" max. exist along the entire accessible route. 2. Cross slopes exceed 2% max. along the entire accessible route.	302, 303, 403	1-2. Regrade the entire accessible route along Dayton Rd. Ensure cross slopes do not exceed 2% max. Ensure vertical rises greater than a 1/4" max. and gaps exceeding a 1/2" max. do not exist.										
North Side of Facility (Walnut St)	The sidewalks are currently being assessed by BF&S Engineering during the Town's Sidewalk Evaluation. Although the design of the step at the entrance to the building is different having an unusually large concrete landing of sorts protruding from the building toward the road. The current design of the sidewalk and the curb ramp complies with proposed PROWAG regulations at the intersection of Walnut and Dayton St.												

Building Entrance

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Entrances	1. Signage does not exist at the beginning of accessible routes or at the entrances themselves, directing individuals to the accessible entrance. 2. The east door has a door stop and is greater than 1/4" vertical rise mounted on the floor inside of concrete landing. 3. The south door has a protruding bolt greater than 1/4" vertically located in concrete landing from old door stop.	703, 206, 402, 305, 307	1. Install signage to all entrances. Non accessible entrances should indicate direction to accessible entrance. Install signage to accessible entrance with the international symbol of accessibility. Signage shall comply with 2010 ADASAD 703. 2. Remove the door stop. 3. Remove or grind the the bolt flush with concrete surface.										
Walnut St Main Entrance	1. Two (2) steps exist at the facility's main entrance. The steps are uneven and are not uniform. One (1) riser height is 6" AFF. and one (1) is 7-1/2" AFF. Railing does not exist on both sides of the steps. 2. A landing is provided located in front of the main entrance. The landing does not provide required clear floor space at the latch end of the entrance door. This entrance is not accessible, however, an accessible entrance is located on the east side of the facility and the south end as well.	504, 505	1. Redesign the front entrance. New design shall provide uniform riser heights of 7" max. AFF. and tread depths of 11" min. in depth. Handrails shall be provided on both sides of the stairs mounted at 34" min. to 38" max. AFF. as measured from the nose of the steps to the top of gripping surface. This entrance configuration does not allow for a cost effective fix to provide required door clearance at the latch end of this door. Fixing remaining elements of this entrance to be accessible and proving signage indicating the direction to the accessible entrance will provide program access to this building.										

Rooms and Spaces

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South Hall	<ol style="list-style-type: none"> 1. Exit signage with raised characters accompanied by Braille do not exist at each of the building's designated exits. 2. Visual alarms do not exist in the building. 3. Two (2) wall hung fire extinguishers exist protruding beyond 4" from the wall and are mounted higher than 27" AFF. as measured to the bottom leading edge. 4. The door leading to the basement does not provide the 18" min. clear maneuvering space beyond the latch end of the door, pull side. The basement is accessed only by maintenance. The door requires 14 lbs of force to open. 5. The electrical outlets are mounted 12-1/2" AFF. 6. One drinking fountain is provided. The spout height is 36-1/2" AFF. as measured to the top of spout. 	216, 703, 702, 308, 309, 404, 602	<ol style="list-style-type: none"> 1. Install tactile exit signs with raised lettering accompanied with Braille at all designated exit doors. Signs shall be mounted at 60" AFF. as measured to the bottom of the top line of text. Signs shall be mounted 18" away from the latch end of the door as measured to the centerline. 2. Install visual alarms where audible fire alarms are provided. Visual alarms shall be mounted at 80" max. with a clear unobstructed view from within area. 3. Lower both extinguishers to 27" max. AFF. as measured to the bottom of objects. 4. Building structure will not allow a remediation to this infraction. Adjust the closer ensuring the door will open with 5 lbs. of force max. 5. Raise the outlets to 15" min. as measured to the center of outlets. 6. Lower the fountain's spout height to 34" max. AFF. as measured to the top of spout. Ensure a clear knee space of 27" min. is provided beneath the fountain. Install a water cup dispenser located immediately adjacent to the fountain. Install a second fountain with a spout height at 36" max. AFF. as measured to the top of fountain as budget allows. 										

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Women's Room	<ol style="list-style-type: none"> The sign on the door is not tactile with raised characters accompanied by Braille. The door requires 10 lbs of force to open. The sinks do not provide the 29" min. clear knee space below the sinks. The sink rim is located below 34" AFF. The centerline of the toilet is 22" as measured from the side wall. The toilet flush control requires 6 lbs of force to operate. The stall does not provide rear or side wall grab bars. The stall door swings into the clear floor space of toilet and does not have a latch on inside of door. The toilet paper dispenser is greater than 36" from rear wall. 	703, 404, 606, 603, 309, 609	<ol style="list-style-type: none"> Install tactile signage with raised characters accompanied by Braille mounted at 60" max. AFF. as measured to the bottom of the top line of text. Adjust the door closer to ensure the door opens with 5 lbs of force max. Raise the sink and counter to 34" max. AFF. as measured to the top of sink rim. Ensure a clear knee space of 29" min. AFF is provided directly below the sink. Relocate toilet to be 16-18" from side wall. Install side wall and rear grab bars complying with section 609 of the 2010 ADA Standards for Accessible Design. Rear grab bar shall be 36" min. in length with 24" min. extending from the centerline of the toilet to the open side and the side wall grab bar shall 42" min. in length extending from 12" from the rear wall to 54" min. Reverse the swing of door. Install a latch on the inside of stall door. Relocate the toilet paper dispenser to be 7"-9" max. as measured to the center of the dispenser from the leading edge of the toilet. Dispenser shall be mounted 19" min. AFF. as measured to the bottom edge of 		1 2	3 4 5 6 7							

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Men's Room	<ol style="list-style-type: none"> The sign on the door is not tactile with raised characters accompanied by Braille. The door requires 13 lbs of force to operate. The sink rim height is mounted at 30-1/2" as measured to the top of sink rim. The sink does not provide the 29" min. clear knee space. Partition walls impeded clear floor space at this fixture. The stall is 60" deep by 58" wide. The stall contains floor mounted panels. Turning space is not provided. Grab bars are not provided on the rear or side walls. The toilet is measured at 18-1/2" as measured to the centerline from side wall. A latch pull is not provided on the inside of door. The toilet paper dispenser is greater than 36" from back wall. The toilet flush control requires 7 lbs of force to operate. The urinal rim is measured at 24" AFF. The flush control requires 7 lbs of force to operate. The 30" by 48" clear floor space is impeded by partition walls on both sides. 	404, 606, 305, 604, 309, 609, 605	<ol style="list-style-type: none"> Install tactile signage with raised characters accompanied by Braille mounted at 60" max. AFF. as measured to the bottom of the top line of text. Readjust door closer so door does not require greater than 5 lbs of force to operate. Raise sink to 34" rim height exactly. This will ensure that 29" knee space is provided. We recommend removing all wall partitions entirely within this bathroom achieving clear floor space for the sink and toilet. <p>Install rear and side wall grab bars complying with section 609 of the 2010 ADA Standards for Accessible Design. Rear grab bar shall be 36" min. in length with 24" min. extending from the centerline of the toilet to the open side and the side wall grab bar shall 42" min. in length extending from 12" from the rear wall to 54" min. Adjust the flush control ensuring the control will operate with 5 lbs of force max.</p> <ol style="list-style-type: none"> Lower the urinal rim to 17" to 19" max. as measured to the top of urinal rim. Lower the flush control to 44" max. AFF. and adjust the flush control ensuring the control will operate with 5 lbs of force max. 		1 2	3 4 5							

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Break Room	1. The door requires 10 lbs of force to open. 2. The electrical outlets are mounted at 12" AFF.		404, 308, 309	1. Readjust door closer so that door requires less than 5 lbs of force to operate. 2. Raise outlets to measure 15" min. AFF as measure to center of outlet.												
Hallway	1. The door from the east hall to the council chamber room requires 12 lbs of force to operate. 2. The council counter impedes the clear floor space required for door by 12".		404, 308, 305	1. Readjust door closer so that door requires less than 5 lbs of force to operate. 2. Shift council counter 18" away from door to ensure clear floor space required for door is maintained and ensure a 32" min. passage space to access door at west end.						2	1					
Council Chambers	1. Speaker protrudes 9 1/2" from wall and bottom edge is measured at 71-1/2" AFF. 2. Outlets are below 15" AFF as measured to center of outlet.		307, 308, 309	1. Raise speaker to above 80" AFF. as measured to the bottom edge of the speaker or install a cane detectable warning directly beneath speaker. Cane detectable warning shall be as wide as obstruction above, leading edge shall extend from the wall as much as the speaker and bottom of detectable warning shall be 27" max AFF. 2. Raise outlets to measure 15" AFF as measured to center of outlet.						1	2					

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Lobby	1. The door leading outside contains knob type hardware. 2. The hall door requires 15 lbs of force to open. 3. The Clerk-Treasurer's office door has a temporary sign. Signs posted for longer than 7 days are considered permanent and must comply with section 703 of the 2010 ADA Standards for Accessible Design. 4. The door to treasurer office requires 12 lbs of force to open.	404, 216, 703	1. Replace existing knob type hardware with lever type hardware. 2. Adjust the door closer ensuring the door will open with 5 lbs of force max. 3. Replace existing sign with a tactile sign with raised characters accompanied by Braille. Sign shall provide appropriate color contrast light on dark or dark on light and shall be mounted at 60" AFF. as measured to the bottom of the top line of text. 4. Adjust the door closer ensuring the door opens with 5 lbs. of force max.										

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Gazebo

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Accessible Route	1. Three accessible route width is 45" to 47" wide. Eleven (11) gaps greater than a 1/2" exist from the parking to gazebo. Cross slopes exceed 2% approximately 16" from parking lot for a distance of 8'. 2. From the sidewalk of Walnut Street leading up to the gazebo, the first 8' of walking surface has a running slope of 7.1% 3. Four (4) gaps greater than a 1/2" exist.	302, 303, 405, 504	1. Regrade the surface ensuring cross slopes do not exceed 2% max. Fill the gaps in with a rubber sealant ensuring gaps exceeding a 1/2" max. do not exist. 2. Regrade the sidewalk ensuring the running slope does not exceed 5% max. or install handrails on both sides of the accessible route for the entire length of route exceeding 5% mounted at 34" min. AFF. to 38" max. AFF. as measured to the top of gripping surface 3. Fill the gaps in with a rubber sealant ensuring gaps exceeding a 1/2" max. do not exist.										
Picnic Tables	1. Two (2) picnic tables exist within the space. One is a circular picnic table 46" in diameter with 41" seats that are 10" deep and resides within the gazebo. The other table is an 8' rectangular table that is 30" wide. The table provides 26 1/2" knee clearance, 19" seat height, and 10" deep.	902,305, 306	1. One accessible seat is required. Remove one side of the circular picnic table seating. One accessible seat shall be provided for an individual who may be a wheelchair user. Ensure a 30" min. wide by 48" min. long clear front approach is provided.										