

# Council on Aging



## City of Attleboro ADA Transition Plan

June 2021



Institute for Human Centered Design

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### Background

Year Built: 1890    Year Renovated: 1970

The Council on Aging is a two story facility located at 25 South Main Street. The first floor contains a dining/tv room, a reception area, a single-user men's toilet room, a multi-user women's toilet room and an activities office. The second floor contains a Serving the Health Insurance Needs of Everyone (SHINE) office, an assistant director/secretary office, a director's office, a common room, a multi-purpose room and multi-user men's and women's toilet rooms.

There is one (1) accessible entrance to the building. In addition to this door, there are two (2) inaccessible egress doors from the first floor. An elevator and two egress stairs provide vertical access between the two levels.

Parking is provided in a lot on the north side of the building.

### Key Accessibility Issues

#### Parking Lot

The accessible parking space closest to the entrance lacks identification signage with the International Symbol of Accessibility (ISA) and a sign designating it as van accessible.

#### Signage

Accessibility issues include lack of signage with raised characters and braille at all exit doors and along egress routes, and lack of directional signage at inaccessible emergency exits from the first floor that direct visitors to the closest accessible exit. Additionally, some tactile signage lacks clear floor space due to furniture.

#### Toilet Rooms

Accessibility issues include lack of knee clearance at lavatories, coat hooks mounted higher than allowed, a urinal rim and flush control mounted higher than allowed, lack of required clear space at a urinal, a dispenser that acts as a protruding object and toilet compartments with malfunctioning self-closing door hinges. In

two toilet rooms grab bars in the accessible compartment are mounted higher than allowed.

### Additional Accessibility Issues

- Adequate knee and toe clearance is not provided at the drinking fountain for seated users by the SHINE office.
- Some doors, such as the door to the second floor women's toilet room, require opening force greater than allowed. Some doors lack maneuvering clearance due to location of furniture and trash containers.
- Tactile stars are not provided on the hoistway signs at the elevator door main level.
- Shelving and a defibrillator act as protruding objects in the circulation route.
- Pamphlets, a clothing rod and a clothes rack are located higher than allowed in four (4) locations.

### Order of Magnitude Cost Estimates

- Provide compliant accessible parking signage: \$1,000
- Provide compliant egress and designation signage: \$2,088
- Renovate toilet rooms: \$9,684
- Relocate seated drinking fountain to provide knee clearance: \$2,028
- Miscellaneous corrective actions (elevator signage, operable parts, protruding objects, door maneuvering clearance, etc.): \$1,769






**Total: \$16,596**

### Best Practice and Inclusive Design





Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing some chairs without arms in the tv/ dining room.



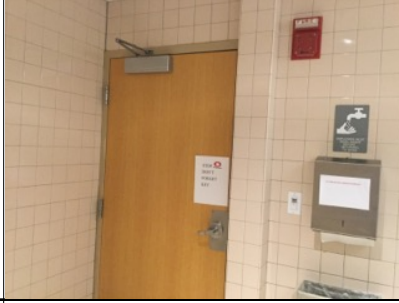


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Off-Street Parking Lot or Garage</b>												
1	Accessible Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign not provided Sign does not have the designation "Van Accessible"	- -	Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground at the accessible parking space closest to the entrance. Add the designation "Van Accessible" to the sign.	1	1000	\$1000
<b>Emergency Exit</b>												
2	Main Entrance	1		Emergency Exit	N/A		Tactile sign not provided at exit	-	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
3	Main Entrance	1		Emergency Exit	N/A		Tactile sign not provided at exit	-	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
4	Stair 2 Exit	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	464	\$464
5	Exit 1 - Stair Near Main Entrance	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	464	\$464





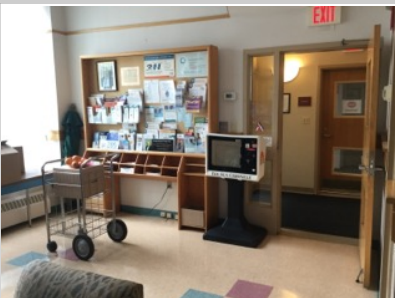
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Main Entrance	1		Emergency Exit	N/A		Illuminated Int. Symbol of Acc. not provided (MAAB)	-	When or if illuminated exit sign is replaced, provide a new illuminated sign with the International Symbol of Accessibility.	1	-	\$0
<b>Access to Goods and Services</b>												
<b>Interior Access Route</b>												
7	To Stair Near Main Entrance	1		Interior Access Route	N/A		Obstructed by protruding objects	4.5"	Relocate box.	1	256	\$256
8	Reception	1		Interior Access Route	N/A		Obstructed by protruding objects	7"	Relocate defibrillator out of the circulation path.	1	256	\$256
9	To Dining From Reception - Pamphlet Panel	1		Interior Access Route	N/A		Obstructed by protruding objects	4.5"	Relocate the shelving unit out of the circulation path.	1	256	\$256
<b>Doors, Doorways, &amp; Gates</b>												
10	Multi-Purpose Room Used for Tax/Storage	2		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	Relocate cubicle to provide 18" maneuvering clearance on the latch side of the door.	1	Labor	\$0

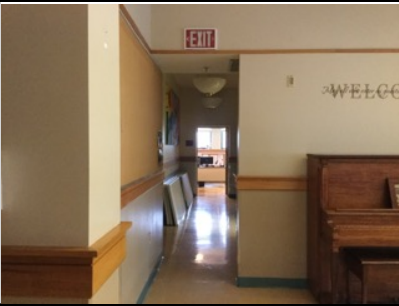




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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	TV/Dining Room	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	Relocate newspaper dispenser out of the 18" that is required along the latch pull side of the door.	1	Labor	\$0
12	Men's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	14"	Relocate trash bin to provide 18" maneuvering clearance on the latch side of the door.	1	353	\$353
13	Men's Single-User Toilet Room and Women's Multi-User Toilet Rooms	1		Doors, Doorways, & Gates			Door requires > 5 lbs. of force to open	10 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	2	Labor	\$0
14	Stair 2	2		Doors, Doorways, & Gates	Emergency Egress		Door requires > 5 lbs. of force to open	14 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
15	Stair Near Main Entrance	2		Doors, Doorways, & Gates	Emergency Egress		Door requires > 5 lbs. of force to open	10 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Women's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	14 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
17	To Stair Near Main Entrance	1		Doors, Doorways, & Gates	Emergency Egress		Door requires > 5 lbs. of force to open	10 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
18	Fountain Near Stair 2	1		Doors, Doorways, & Gates	Circulation		Door requires > 5 lbs. of force to open	10 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
<b>Elevator</b>												
19	Elevator	1		Elevator	Interior		Tactile stars not provided at main entry level	-	Provide a tactile star on both sides of jambs at main floor.	2	96	\$192
<b>Signage</b>												
20	TV/Dining Room	1		Signage	Egress		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	To Activities Office	1		Signage	Egress		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
22	Fountain Near Stair 2	1		Signage	Egress		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
23	Men's Single-User Toilet Room	1		Signage	Designation		Raised characters < 48" or > 60" above ground	66"	Mount signs so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	Labor	\$0
24	Women's Multi-User Toilet Room	1		Signage	Designation		Raised characters < 48" or > 60" above ground	66"	Mount signs so that the baseline of the lowest tactile character is 48" min. above finish floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	Labor	\$0
25	Common Room to Multi-Purpose Room Used for Tax/Storage	2		Signage	Designation		Sign lacks clear floor space	-	Provide a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, beyond the arc of any door swing between the closed position and 45 degree open position. Relocate chairs.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Outreach Office	2		Signage	Designation		Sign lacks clear floor space	-	Provide a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, beyond the arc of any door swing between the closed position and 45 degree open position. Relocate table.	1	Labor	\$0
27	To SHINE Office	2		Signage	Designation		Sign lacks clear floor space	-	Provide a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, beyond the arc of any door swing between the closed position and 45 degree open position. Relocate chairs.	1	Labor	\$0
<b>Operable Parts</b>												
28	TV/Dining Room	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	59"	Provide a clothing rack that is no higher than 48" above the finished floor.	1	200	\$200
29	TV/Dining Room	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	65.75"	Relocate clothes rod to be no higher than 48" above the finished floor.	1	256	\$256
30	Near Elevator	2		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	60.5"	Ensure one of each pamphlet is located no higher than 48" above the finished floor.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
31	TV/Dining Room High Pamphlet Panel	1		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	60.75"	Ensure one of each pamphlet is located no higher than 48" above the finished floor.	1	Labor	\$0
<b>Toilet &amp; Bathing Rooms</b>												
<b>Lavatory</b>												
32	Men's Single-User Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided	25.75"	Provide at least one lavatory with 27" high knee and toe clearance positioned for a forward approach.	1	1686	\$1686
33	Women's Multi-User Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided	26"	Provide at least one lavatory with 27" high knee and toe clearance positioned for a forward approach.	1	1686	\$1686
<b>Single-User Toilet</b>												
34	Men's Single-User Toilet Room	1		Single-User Toilet			Hook located > 48" high	58"	Locate hook no higher than 48" above the finished floor.	1	150	\$150
<b>Toilet Compartment</b>												
35	Women's Multi-User Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has inadequate maneuvering clearance	35.75"	It may be technically infeasible to correct the maneuvering clearance.	1	-	\$0



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
36	Men's Toilet Room	2		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
37	Women's Toilet Room	2		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
38	Men's Toilet Room	2		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high	37.5"	Locate grab bars between 33"- 36" above the finished floor.	2	396	\$792
39	Women's Toilet Room	2		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Coat hook > 48"	36.75" 55"	Locate grab bars between 33"- 36" above the finished floor. Lower coat hook so that it is no higher than 48".	1	942	\$942
<b>Urinal</b>												
40	Men's Toilet Room	2		Urinal	N/A		Rim > 17" high Clear floor space not provided at urinal Flush control too high or not properly located Urinal recessed > 24" has > 36" clear width	18.5" 29.25" 45.5" 33"	Provide at least one urinal with the rim no higher than 17" above the finished floor. Remove and replace partition and or trash bin to provide a 30" min. by 48" min. clear floor space positioned for a forward approach. If urinal is recessed greater than 24" ensure there is a clear width of 36" is required and a shorter partition may work better. Mount flush control at 44" max. above the finished floor.	1	4075	\$4075

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Dispensers</b>												
41	Women's Toilet Room	2		Dispensers	Tampon Dispenser		Dispenser acts as a protruding object	7"	Relocate tampon dispenser out of the circulation path.	1	353	\$353
<b>Additional Access</b>												
<b>Drinking Fountains</b>												
42	SHINE Office	2		Drinking Fountains	Hi-Lo		Knee or toe clearance not provided	25.75"	Provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	1	2028	\$2028
<b>Best Practice</b>												
43	TV/Dining Room	1			-			-	Recommend providing some chairs without arms.	1	-	\$0
44	Common Room	2			-				This is a good example of a space containing chairs with and without arms.	1	-	\$0