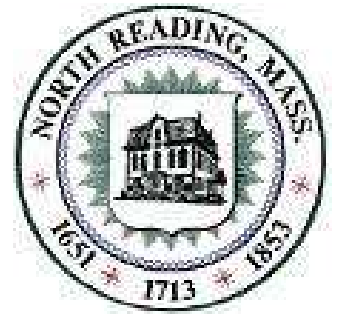


Town of North Reading, Massachusetts

ADA Self-Evaluation And Transition Plan - Facilities



FINAL DRAFT

Prepared For:
Town of North Reading
Department of Public Works
235 North Street
North Reading, MA 01864



Prepared by:
BETA Group, Inc.
701 George Washington, Hwy,
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With:
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October 2021

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Part 1 - Self Evaluation

1.1 Introduction

1.1.1 Transition Plan Purpose and Need

The Americans with Disabilities Act (ADA) is a civil rights law prohibiting discrimination against individuals on the basis of disability. It was originally enacted on July 26, 1990 and has been updated several times over the ensuing years. The ADA consists of five titles outlining protections in the following areas:

- I. Employment
- II. State and local government services
- III. Public accommodations
- IV. Telecommunications
- V. Miscellaneous Provisions

Title II of the ADA pertains to the programs, activities and services provided by public entities like the Town of North Reading (Town). Under Title II, “no qualified individual with a disability shall, by reason of such 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 such entity”.¹

Under Title II, the Town is required to do the following:

- Perform a Self-Evaluation to identify existing obstacles to access Town-administered programs, activities and services
- Designate an ADA Coordinator
- Establish a Grievance Procedure
- Establish a Transition Plan to remove the existing obstacles to access Town-administered programs, activities and services identified in the Self Evaluation
- Monitor implementation of the Transition Plan

This report serves as the Town’s Self Evaluation and Transition Plan as required by Title II pertaining specifically to architectural barriers to accessibility within the following Town-Owned Facilities:

Town Hall	235 North St
Public Safety Building (Police)	152 Park St
Flint Memorial Library	147 Park St
Senior Center	157 Park St
Damon Tavern	21 Bow St
Public Safety Building (Fire)	152 Park St
DPW Garage	166 Chestnut St

¹ (42 USC Sec. 12132; 28 CFR Sec. 35.130).

While this effort represents the Town's commitment to ensure access for all citizens of North Reading, this report is not a complete Self-Evaluation and Transition Plan that includes the entire purview of town-administered programs, activities, and services. The following elements are not included in this Self-Evaluation and Transition Plan document:

- Town-administered properties other than those listed above
- Public Right of Way
- Communications including Town's website and other media
- Employment policies

1.1.2 Mission

The Town of North Reading Department of Public Works – Facilities Division (Facilities) enters into this Self Evaluation and Transition Plan process voluntarily and aspires to make and maintain the full accessibility of services to their town-owned facilities. The Town is committed to accessible principles in policy and practice and has taken multiple steps to create workflows, shape internal policies, and allocate funding to provide and maintain accessible facilities.

BETA Group, Inc. (BETA), with Branch Architects, LLC (Branch) has prepared this report on behalf of the Town to provide engineering services to develop an inventory and condition assessment of the Town's Facilities. The primary purpose of this project was to develop detailed data relative to these assets, in an effort to support the compliance measures and planning initiatives of the ADA and Section 504. The completed evaluation assists the municipality with identifying, prioritizing, and removing its barriers to accessibility within its facilities that is fiscally manageable.

1.2 Agency Requirements and Regulations

The following regulations apply to Town-owned facilities:

1.2.1 *Americans with Disabilities Act (ADA) of 1990*

The Americans with Disabilities Act (ADA) ensures that qualified disabled individuals shall not be excluded from participation in, or denied benefit of, or be subject to discrimination under any public program or activity. This can include the construction of new facilities that are designed to the latest accessibility standards, renovations that maintain or improve accessibility to the greatest extent possible, or by providing other means of accessing public programming or activity.

The ADA requires that all new facilities built by public entities must be accessible to and usable by people with disabilities. Alterations to existing buildings must also comply to the requirements of the ADA. Where structural changes are required, the 2010 Standard sets out the minimum accessibility requirements for newly constructed facilities and alterations to existing facilities².

The Town is required to remove all existing obstacles to accessibility and to maintain or improve access to its programs and services to the maximum extent practicable. For planning purposes, the ADA specifies priority based on the following categories:

- Priority 1 – Accessible approach and entrance
- Priority 2 – Access to goods and services
- Priority 3 – Access to public toilet rooms
- Priority 4 – Access to other locations such as employee only areas, employee only restrooms and other items.

Although ADA requirements apply to the entire facility, Title II is most concerned with public access areas which include the items identified as Priority 1, 2, and 3. When public-facing services are relocated to an alternate accessible location as a means of remediation, the deficient item that remains can be re-classified to Priority 4 for purposes of tracking.

1.2.2 *Rehabilitation Act of 1973 – Section 504*

Section 504 of the Rehabilitation Act of 1973 ensures that no otherwise qualified individuals with a disability in the United States shall, solely by reason of his or her disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

By completing and adopting this Transition Plan, the Town of North Reading may receive funding directly from Federal sources or via third party transactions through State agencies.

² 2010 Standard went into effect March 15, 2012 and applies to all renovation and new construction that occurred after this date. Construction prior to this date shall comply with the 1991 Standard.

1.2.3 521 CMR

Code of Massachusetts Regulations Title 521 (521 CMR) is designed to make public buildings and facilities accessible to, functional for and safe for use by persons with disabilities. The requirements of 521 CMR is based in the ADA Standards; but where different, supersedes the requirements of the ADA. According to 521 CMR, "All work performed on public buildings or facilities including construction, reconstruction, alterations, remodeling, additions, and changes of use shall conform to 521 CMR".

1.3 Designation of Responsibility

1.3.1 ADA Title II Coordinator

The Town of North Reading has designated the following person as ADA Title II Coordinator to oversee the Town's Policies and Procedures. The contact information for the ADA Title II Coordinator is:

Gerard Noel
Building Commissioner
235 North Street
North Reading, MA 01864
Email: gnoel@northreadingma.gov
Phone: (978) 357-5243

Privately owned facilities do not fall under the ADA Title II Coordinator's purview.

1.3.2 ADA Transition Plan Implementation Coordinator

The Town of North Reading has designated the Building Superintendent as ADA Transition Plan Implementation Coordinator, to monitor the Town's progress and manage review and updates of this document. The contact information for the ADA Transition Plan Implementation Coordinator is:

Marc Hamel, Building Superintendent
Department of Public Works
235 North Street
North Reading, MA 01864
Phone: (978) 880-2918

1.3.3 Oversight

The North Reading Commission on Disabilities (COD) is an advisory committee of volunteers serving terms and appointed by the Board of Selectmen. The contact information for the Chairperson of the COD is:

Margaret Robertson
Chairperson
Commission on Disability
c/o Town of North Reading
235 North Street
North Reading, MA 01864
Phone: 978-664-0278

Meetings are held monthly³ Goals include:

³ <https://www.northreadingma.gov/commission-disabilities>

- To advocate for the full integration and participation of people with disabilities in the Town of North Reading
- To advise and assist town officials and employees in addressing the needs of people with disabilities
- To provide information, referral guidance, and technical assistance to individual public agencies, businesses and organizations in matters pertaining to disability

The Mission of the COD “is to improve access for all residents of North Reading, who may have disabilities, their families, businesses, and visitors”.

1.3.4 Public Notification

Public entities are required to provide an opportunity for interested persons, including individuals with disabilities or organizations representing individuals with disabilities, to participate in the self-evaluation process by submitting comments. It is anticipated that the Town will post the final draft of the document for public comment and participation for 30 days.

The Town must provide notice to the public about its ADA obligations and about accessible facilities and services in the Town. The notice must inform the public about the ADA's nondiscrimination requirements. It may also describe how the public or employees may contact specific town officials about problems with accessibility and the need for effective communication.

The information must be accessible to the public, including people who have disabilities that affect communication, such as blindness, low vision, deafness, and hearing loss. Although no specific method is required to reach the public, notice can be provided in more than one format and by using more than one type of media, such as the town's website, print, radio, or television.

Furthermore, a public entity that employs 50 or more persons is required, for at least three years following the completion of the self-evaluation, to maintain on file and make available for public inspection:

- A list of the interested persons consulted;
- A description of areas examined and any problems identified; and,
- A description of any modifications made.

Name	Address	Comments/Suggestions	Resolution

Figure 1.1: Sample public comment form. Form should include all public comments to the ADA Self Evaluation. Form should be updated as issues are verified and resolved and attached to SETP document (see Part 4).

1.4 Non-Discriminatory Policies and Practices

1.4.1 *Town of North Reading ADA Policy*

The Town does not have a formal policy which identifies the Americans with Disabilities Act as a priority of the Town. This plan and others mentioned elsewhere herein represent a good faith effort to identify and remove obstacles to accessibility within the Town particularly Town-owned facilities.

1.4.2 *Notice of Non-Discrimination under the Americans with Disabilities Act*

The Town is currently adopting a Notice of Non-Discrimination under the Americans with Disabilities Act. It is recommended that this notice be posted on the Town's website and within public facilities where applicable.⁴

This Notice is required by the Massachusetts Office on Disabilities to comply with State administered ADA funding.

1.4.3 *Town of North Reading ADA Grievance Procedure*

A Grievance Procedure has been established to meet the requirements of the ADA. It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of public accommodation of services, activities, programs, or benefits by and within the Town.

The complaint should be in writing and contain information about the alleged discrimination including name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint will be made available for persons with disabilities upon request.

The Town has identified a grievance procedure in the Town of North Reading Open Space and Recreation Plan (OSRP), but it is recommended that the Grievance Procedure be posted on the Town's website with other Disabilities Resources and in facilities where the public and employees have regular access.

⁴ Sample can be found here: <https://www.mass.gov/doc/ada504-non-discrimination-based-on-disability-policy>

Below is what is included in the OSRP:

Town of North Reading
A.D.A. and 504 GRIEVANCE PROCEDURE

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act (ADA) and Section 504. It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in employment practices and policies, or the provision of services, activities, programs or benefits by the Town of North Reading.

This grievance policy does not supplant any provision of an existing collective bargaining agreement with a Town of North Reading employee representation group. Any grievance processed (or in process) under the terms of a collective bargaining agreement may not be submitted through this ADA/504 Grievance Procedure.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities upon request.

This complaint should be submitted by the grievant, and/or his/her designee, as soon as possible but not later than sixty (60) calendar days after the alleged violation to:

GERARD NOEL, ADA COORDINATOR
TOWN HALL, 235 NORTH STREET
NORTH READING, MA 01864
978-357-5240

Within fifteen (15) calendar days after receipt of the complaint, the ADA Coordinator will meet with the complainant to discuss the complaint and possible resolutions. Within fifteen (15) calendar days after the meeting, the ADA Coordinator will respond in writing and, where appropriate, in a format accessible to the complainant, such as large print, Braille or audio tape. The response will explain the position of the Town of North Reading and offer options for substantive resolution of the complaint.

If the response by the ADA Coordinator does not satisfactorily resolve the issue, the complainant, and/or his/her designee, may appeal the decision of the ADA Coordinator within fifteen (15) calendar days after receipt of the response to the Town Manager, or his/her designee. Within fifteen (15) calendar days after receipt of the appeal, the Town Manager, or his/her designee, will meet with the complainant to discuss the complaint and possible resolutions. Within fifteen (15) calendar days after the meeting the Town Manager, or his/her designee, will respond in writing and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

All written complaints received by the ADA Coordinator, appeals to the Town Manager, or his/her designee, and responses from the ADA Coordinator and Town Manager, or his/her designee, will be kept by the Town of North Reading for at least three (3) years.

1.5 Proactive Measures

1.5.1 *Town of North Reading Open Space and Recreation Plan*

The Town of North Reading Open Space and Recreation Plan (OSRP) was prepared by the Metropolitan Area Planning Council (MAPC) in June 2020. The OSRP identifies obstacles to accessibility to the following Town-owned properties:

- Benevento Memorial Field
- Chestnut Street Complex
- Clarke Park
- Ipswitch River Park
- Arthur J. Kenny Turf Fields
- Rita J. Mullin Recreation Park
- Park Street Field
- Ives Memorial Forest
- North Parish Park
- Town Common

1.5.2 *About this Self-Evaluation and Transition Plan*

The development of this Self Evaluation is intended to assist the Town of North Reading DPW to understand the obstacles to accessibility within their facilities and to understand their obligation to remove the obstacles in a timely way as funding for appropriate improvements become available. The detailed findings, including the list of items that do not meet the minimum standard for accessibility within each town-owned property can be found in the Appendix to this report.

The Transition Plan, located in Part 2 of this report will enable the DPW to be able to understand and to systematically improve its facilities. Improvements targeted through this plan focus on those which will maintain or improve access to the Town's services, programs, or activities. This Plan was developed to become the foundation for which accessible design and construction practices in the Town come to fruition.

Actions to implement compliance as required will solely be at the discretion of the Town and will be achieved based on available and allocated funding and feasibility of construction, among other attributes. It is the responsibility of the designers, engineers, and contractors that perform the work of such projects to ensure that the constructed end results meet all applicable accessible statutes and standards.

Part 2 ADA Transition Plan - Facilities

2.1.1 Scope

Unless otherwise noted herein, the BETA Team's review covers architectural access for Title II only and does not cover Title I – Employment, Title III Public Accommodations and Commercial Facilities, Title IV - Telecommunications, and Title V – Miscellaneous Provisions. These categories cover separate areas and entities for disability.

The subject properties have been evaluated for general ADA Title II architectural compliance of the following:

- building entrances
- interior components (common and public spaces, vertical circulation, public restrooms, interior accessible route, and employee spaces)
- exterior vehicle parking
- pedestrian amenities and approaches (including from accessible parking and the public right of way where sidewalks are available on the parcel).

Upon determination that a condition exists that appears to be in non-compliance, a general repair recommendation is included in the Non-Compliance Issues Table corresponding to each facility and attached to this report.

2.1.2 Statement of Limitations

Opinions and recommendations presented in this report are based on the Consultant's interpretation of the ADA Standards; final determinations on any issue can be made only by the United States Department of Justice. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the interior spaces where access was granted. Verification by count or measurement is performed for typical components and in case of observed anomaly, but exhaustive or complete verification of all accessible elements is not performed. Any technical analyses made are based on the appearance of the improvements and the evaluator's judgment of the physical condition of the subject property components at the time of this assessment. Furthermore, the Consultant is not responsible for changes or alterations completed at the site after the day of the site observation.

The property was required to have met the building code in effect at the time of construction. Improvements or alterations made to the property after original construction are required to have met the building code in effect at the time of said alterations. The Consultant assumes all state and local building requirements and regulations for the property have been met. Therefore, state and local building code reviews are not included as part of this survey.

The Department of Justice does not provide a comprehensive definition of what may or may not be considered technically infeasible or when a correction may pose an undue burden. This report makes a professional judgment pertaining to feasibility and cost burdens based on our interpretation of the ADA and experience with costs associated with corrective construction on prior, similar conditions. Since a

level of interpretation is required, any conclusions or recommendations made within this report are subject to validation by appropriate entities within the Department of Justice.

2.1.3 Findings

A detailed listing of non-compliant issues is provided in the appendix for each facility. Where possible, additional items are identified that qualify for “safe-harbor” status which indicates that at the time of construction, the item met the current standard. These items are considered compliant until such time as the facility is altered or improved.

2.1.4 Prioritization

The Town is required to remove all existing obstacles to accessibility and to maintain or improve access to its programs and services to the maximum extent practicable. For planning purposes, the ADA specifies priority based on the following categories:

- Priority 1 – Accessible approach and entrance
- Priority 2 – Access to goods and services
- Priority 3 – Access to public toilet rooms
- Priority 4 – Access to other locations such as employee only areas, employee only restrooms and other items.

Although ADA requirements apply to the entire facility, Title II is most concerned with public access areas which include the items identified as Priority 1,2, and 3. The reporting for each facility in the Appendix identifies the priority category for each deficient item. When public-facing services are relocated to an alternate accessible location as a means of remediation, the deficient item that remains can be re-classified to Priority 4 for purposes of tracking.

2.1.5 Transition Plan

These recommendations represent the Transition Plan for making improvements toward full accessibility of each facility. The Town agrees to remediate the deficiency as funding and available forces allows.

All improvements must comply with the ADA standard and 521 CMR at the time the improvement is made. Where adherence to the current standard is determined to be “technically infeasible”, alternative means of providing accessibility to the maximum extent possible is required.

The Town has indicated that improvements to facilities will be incorporated into the annual Capitol Improvement Planning process and will be made as funding and available resources allow. The Facilities Division of the Town’s Public Works Department has the task to “Plan and carryout construction and building upgrades in conjunction with the capital improvement plan”. Recommendations by the Facilities Division are made on an annual basis, ranked by the Capitol Improvement Planning Committee, and finally approved by appropriation in Town Meeting.

2.1.6 Updates to Transition Plan

Improvements to each facility should be tracked as they are completed similar what is shown in Figure 2.1. The Transition Plan shall be maintained and updated until all obstacles to accessibility have been remediated and for an additional period of no less than three (3) years.

LOCATION	ADA 2010 SECTION	EXISTING CONDITIONS COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY	RESOLUTION (Date and Cost)
EXTERIOR - PARKING					
Lot 1	208.2	No accessible parking is available. 208.2) Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility	Add an accessible space with signage	1	

Figure 2.11 – Sample of updates to Non-Compliant Findings Table for each facility. Column on right has been added to include relevant update details.

Part 3 Formal Adoption of ADA Transition Plan

This ADA Transition Plan or updated Transition Plan is hereby adopted by the Town of North Reading, effective October of 2021.

Signed:

ADA Title II Coordinator

Date

ADA Transition Plan Implementation Coord.

Date

Authorizing Official

Date

Part 4 Public Comment

The following comments have been received from stakeholders and the general public during the development of this Self Evaluation and Transition Plan Document.

7/19/2021 email from Danielle McKnight forwarding comment from Meg Robertson

1. Comment: The only comment, I would make at this time is switching my contact information from my home address to the Town Hall Address.

Response (10/1/2021 – BETA) : On page 5 , the report now shows:

Margaret Robertson
c/o Town of North Reading ,
235 North Street,
North Reading Man 01864

2. Comment: This is a great start, but it would be good to include at the beginning and end of the report, that this is just a beginning & list the items not covered in this report, so there is an understanding it is not a full Transitional plan.

Response (10/1/2021 – BETA): Additional language has been added to Section 1.1.1 (pg. 1), Section 1.2.1 (pg 3) and Section 2.1.1 (pg 10) to identify the focus of this SETP document.

8/16/2021 email from Danielle McKnight forwarding comment from Sharon Kelleher

Ms. Kelleher submitted comments on behalf of a library patron who uses a wheelchair. For the most part, she gave the building a good grade. Comments 3,4,5, and 6 summarize her observations and suggestions.

3. Comment The handicap parking spaces are too narrow. This has been an ongoing problem and one we would like to review for possible location change.

Response (10/1/2021 – BETA): This has been identified in the reporting to be deficient (pg A-81). BETA recommend making this space a single van accessible space with aisle and restriping lot to include an additional space as close as possible to accessible entrance.

4. Comment: Automatic door openers to the Activity Room and the elevator ground entrance.

Response: Non-conforming conditions were identified in the draft report at doors (SW3) and (SW1). If the recommended improvements are made, then the ADA would not require an automatic door opener. The ADA addresses force required to open interior doors but is silent on exterior force required to open an exterior door. A door opener could be added to improve access if the door is heavy, but it is not required by law.

5. Comment: Signage in front of library (possibly printed on "hours" sign) indicating there is handicap parking in the rear.

Response (10/1/2021 – BETA): An item has been added to the table (pg. A-81) to indicate that additional signage should be added to direct patrons to the accessible parking and entrance in the rear of the building.

6. Comment: No grab bar in the children's bathroom.

Response (10/1/2021 – BETA): On page 28 of 34 (A-109), the report calls for installation of grab bars in the public use, unisex bathroom.

APPENDIX

A.1 ADA Compliance Report

Town Hall

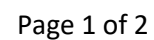
235 North Street

- BETA Facilities Exterior Assessment Report (ADA Priority 1)
- Branch Facilities Interior Assessment Report (ADA Priorities 2, 3, and 4)

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**COMPLIANCE SURVEY BY: BETA Group Inc.
701 George Washington Hwy
Lincoln, RI 02865
(401) 333-2382**

Town of North Reading, MA / Town Hall – 235 North Street



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North Reading, MA

LOCATION	ADA 2010 SECTION	EXISTING CONDITIONS COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR - PARKING				
General Building, Rear	208.3.1	Accessible parking spaces are located adjacent to entrances that are not accessible. 208.3.1) Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4.	Consider relocating accessible parking to center of courtyard area where pavement markings indicate some kind of clear zone. Resurface, restripe and place signage as needed.	1
EXTERIOR – ACCESSIBLE ROUTES				
General Building, Front	206.2.1	There is no accessible route from the public right of way to the accessible entrance of the building. 206.2.1) At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.	Provide an accessible walkway from the existing sidewalk on North Street. (190 LF X 4' (min.) = 760SF = 85 SY)	1
SW1, SW5	302.1	Asphalt walkways identified correspond to accessible routes and are in poor condition. 302.1) Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.	Resurface walkway (150 SY)	1
NW side of building (back entrance)	302.1	Accessible routes through asphalt parking area including accessible aisles are in poor condition. 302.1) Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.	Resurface parking lot in area of accessible routes. (1700 SY min.)	1
NW side of building (back entrance)	216.6	There are several entrances near accessible parking not all are accessible. Accessible entrances are not marked. 216.6) Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.	Provide signage to identify accessible entrance(s).	1
TH-Space 5, TH-Space 6	502.6	Signage is inconsistent. Signage in aisle is unnecessary and may be misunderstood to indicate additional accessible space. 502.6) Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1.	Coordinate signage to include just signage that identifies the two accessible parking locations and accessible entrance here. Confirm that the identified entrance is accessible.	1

ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN

COMPLIANCE SURVEY BY: Branch Architects
151 Broadway, Suite 250
Providence, RI 02903
(401) 712-2881

Town of North Reading, MA
Public Accommodation
Surveyor: VB + CW
Survey Date: 05/14/2021

Town of North Reading, MA / Town Hall

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON –COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
GENERAL				
SIGNAGE - EGRESS	216.4 703.1	Signage identifying means of egress does not exist or is at non-compliant proximity to egress door.	Provide compliant means of egress signs at all required locations. Relocate existing signs to compliant location. (216 Signs. <u>216.4 Means of Egress</u> . Signs for means of egress shall comply with 216.4. <u>216.4.1 Exit Doors</u> . Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u> . Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)	1
SIGNAGE – ROOM DESIGNATION	216.2 703.1	Room designation signs by dimension, height of letters, Braille characters, location or height are missing or are non-compliant.	Provide compliant room designation signs at all permanent interior rooms. Relocate existing or provide new compliant signs at compliant heights per 703.4 at latch side of door or per 703.4.2 (216 Signs. <u>216.2 Designations</u> . Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u> . Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)	2

10/01/2021

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Town Hall

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR				
MAIN ENTRANCE (NORTH STREET)	404.2.3 1010.1.1 (2015 IBC)	The entrance door/sidelight height is at 75" and the bottom of the door closer is at 74".	Widen door opening and replace with new door/frame/sidelight that provides compliant opening dimensions along with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . EXCEPTIONS: 2. Door closers and door stops shall be permitted to be 78" min. above the finish floor or ground. <u>1010.1.1 Size of Doors</u> . The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a min. clear width of 32" and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32". The max. width of a swinging door leaf shall be 48" nominal... <u>The height of door openings shall be not less than 80".</u>)	2
MEETING ROOM ENTRANCE (NORTH STREET)	308.2.1	Key drop box is at 58".	Relocate key drop box to compliant height. (308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48" max. and the low forward reach shall be 15" min. above the finish floor or ground.)	4
MEETING ROOM (EGRESS DOOR TO REAR OF BUILDING)	404.2.5	1" threshold at the exterior.	Re-work exterior grade to provide compliant threshold with compliant landing and ramp to existing grade and handrails (as required w/height of landing to grade.) (404 Doors, Doorways, and Gates. <u>404.2.5 Thresholds</u> . Thresholds, if provided at doorways, shall be 1/2" max. high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
REAR EGRESS DOORS/ SIDE & COURTYARD DOORS	1010.1.1 (2015 IBC)	Multiple doors to exterior from egress corridors and offices are too short.	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant hardware. Replace or raise existing exterior canopies as required to clear new door height. (<u>1010.1.1 Size of Doors</u> . The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a min. clear width of 32" and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32". The max. width of a swinging door leaf shall be 48" nominal. Means of egress doors in a Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 4 11/2". <u>The height of door openings shall be not less than 80".</u>)	2
REAR EGRESS DOORS/ SIDE & COURTYARD DOORS	404.2.11	Vision lights at multiple exterior doors from egress corridors and offices are too high.	Replace with doors that provide compliant height vision lights. (404 Doors, Doorways, and Gates. <u>404.2.11 Vision Lights</u> . Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" max. above the finish floor.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EGRESS DOOR /EXTERIOR STAIR AT BUILDING SUPER- INTENDENT OFFICE	404.2.3	Door closer is at 74".	Replace with closer that provides compliant height. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . EXCEPTIONS: 2. Door closers and door stops shall be permitted to be 78" min. above the finish floor or ground.)	2
	505.2 505.10	No handrails at stair.*	Provide compliant handrails/handrail extensions on both sides of stair. (504 Stairways. <u>505.2 Where Required</u> . Handrails shall be provided on both sides of stairs and ramps) 504.6 Handrails. Stairs shall have handrails complying with 505. 505 Handrails. <u>505.10 Handrail Extensions</u> . Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10. (505 Handrails. <u>505.10.2 Top Extension at Stairs</u> . At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. <u>505.10.3 Bottom Extension at Stairs</u> . At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.) <u>*Massachusetts 521 CMR - 27.4.3 Extensions</u> : Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u> , extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u> , extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EGRESS DOOR /EXTERIOR STAIR AT BUILDING SUPER- INTENDENT OFFICE	1015.2 1015.3 (2015 IBC)	Guard is at 35".	Provide guards at compliant height. (<u>1015.2 Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. <u>1015.3 Height</u> . Required guards shall be not less than 42" high, measured vertically as follows: 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.)	2
EGRESS DOOR AT GYM	404.2.3 1010.1.1 (2015 IBC)	Pair of doors opening height is at 77" and the bottom of the door closer is at 72".	Widen opening and replace with new doors/frame that provides compliant opening dimensions along with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . EXCEPTIONS: 2. Door closers and door stops shall be permitted to be 78" min. above the finish floor or ground. <u>1010.1.1 Size of Doors</u> . The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a min. clear width of 32" and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32". The max. width of a swinging door leaf shall be 48" nominal... <u>The height of door openings shall be not less than 80".</u>)	2
MISC. EXTERIOR	308.2.1	Deposit Box (Bills) is at 53 1/2".	Replace <u>OR</u> shorten support to provide compliant reach range. (308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48" max. and the low forward reach shall be 15" min. above the finish floor or ground.)	4

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MISC. EXTERIOR	308.3.2	USPS box handle is at 51"/back 12". (Box is mounted on raised concrete base)	Remove raised concrete base and provide new concrete base flush with grade to secure box to provide compliant reach range. (Coordinate new work with USPS) (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.).	4
GROUND FLOOR				
LOBBY	307.2	Surface-mounted fire extinguisher protrudes into circulation path 5" from wall.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	308.3.1	Light switches are at 49"	Relocate light switches to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4
	308.3.1	Fire alarm pull station is at 62" and "Water Witch" display does not allow floor clearance.	Relocate fire alarm pull station to compliant height and location that provides compliant clear floor space. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
LOBBY	602.1 602.4	Drinking fountain is non-compliant.	Replace drinking fountain with compliant drinking fountain mounted at compliant height with clear floor space and toe/knee clearances. (602 Drinking Fountains. <u>602.1 General</u> . Drinking fountains shall comply with 307 and 602. <u>602.4 Spout Height</u> . Spout outlets shall be 36" max. above the finish floor or ground.)	4
MEN'S/ WOMEN'S LAVATORY (AT LOBBY)	304.3 306.3.3 308.3.1	No turning space. Vertical knee clearance under the sink is 24"/9" back. Soap dispenser is at 50". Paper towel dispenser is at 50". Light switch is at 52". Throw-bolt is at 51" (Womens)	Due to lack of required turning space and additional non-compliant items listed below, enlarge space to provide two compliant accessible lavatories. This appears to be possible by incorporating Storage areas and part of the Lobby. (304 Turning Space. <u>304.3 Size</u> . Turning space shall comply with 304.3.1 or 304.3.2. 304.3.1 Circular Space. The turning space shall be a space of 60" diameter min. The space shall be permitted to include knee and toe clearance complying with 306. 304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60" square min. with arms and base 36" wide min. Each arm of the T shall be clear of obstructions 12" min. in each direction and the base shall be clear of obstructions 24" min. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.) (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.) (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S/ WOMEN'S LAVATORY (AT LOBBY)	404.2.3	Door is 28" wide.	(404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	
	404.2.4	Pull side maneuvering clearance is: 9" (Mens) 6" (Womens)	(404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.) Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	
	404.2.7	Door has lever style hardware and is at 32".	(404 Doors, Doorways, and Gates. <u>404.2.7 Door and Gate Hardware</u> . Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34" min. and 48" max. above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.)	
	603.3	Mirror bottom edge of reflecting surface is at 49".	(603 Toilet and Bathing Rooms. <u>603.3 Mirrors</u> . Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" max. above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" max. above the finish floor or ground.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN’S/ WOMEN’S LAVATORY (AT LOBBY)	604.3.1	Urinal overlaps the water closet floor clearance. (Mens)	(604 Water Closets and Toilet Compartments. <u>604.3.1 Size</u> . Clearance around a water closet shall be 60” min. measured perpendicular from the side wall and 56” min. measured perpendicular from the rear wall. <u>604.3.2 Overlap</u> . The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.)	
	604.3.2	(9” clear distance between water closet and urinal)		
		Sink overlaps the water closet floor clearance. (Womens)	(604 Water Closets and Toilet Compartments. <u>604.4 Seats</u> . The seat height of a water closet above the finish floor shall be 17” min. and 19” max. measured to the top of the seat. Seats shall not be sprung to return to a lifted position.)	
		(36” clear from edge of sink to water closet wall)		
	604.4	Toilet seat is at 16 1/4" (Mens) Toilet seat is at 15 1/2" (Womens)	(604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars</u> . Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.)	
	604.5	No grab bars at water closet.		
604.7	Water closet paper dispenser centerline is at a non-compliant distance in front of the water closet.	(604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Water closet paper dispensers shall comply with 309.4 and shall be 7” min. and 9” max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15” min. and 48” max. above the finish floor and shall not be located behind grab bars.)		
605.2	Urinal rim is at 21”	(605 Urinals. <u>605.2 Height and Depth</u> . Urinals shall be the stall-type or the wall-hung type with the rim 17” max. above the finish floor or ground. Urinals shall be 13 1/2" deep min. measured from the outer face of the urinal rim to the back of the fixture.)		

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S/ WOMEN'S LAVATORY (AT LOBBY)	606.2	Centerline of sink is 10 1/2" from wall and does not provide forward approach clearance centered on the sink.	(606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. 305.3 Size. The clear floor or ground space shall be 30" min. by 48 inches max.)	
	606.2	Centerline of urinal is 9 1/2" from wall. (Men's) Centerline of sink is 10 1/2" from wall. (Women's)	(606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. 305.3 Size. The clear floor or ground space shall be 30" min. by 48 inches max.)	
	606.5	No pipe insulation at sink.	(606 Lavatories and Sinks. <u>606.5 Exposed Pipes and Surfaces</u> . Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.)	
GYM	307.2	Surface-mounted fire extinguisher protrudes into circulation path 6" from wall.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	308.3.1	Fire alarm pull station at egress door to exterior is at 58".	Relocate fire alarm pull station to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
	308.3.1	Padlocks at storage cabinets are at 54".	Replace with compliant lockable hardware set. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
GYM	309.4 404.2.7	Door into Building Superintendent Office/Custodial/Facilities Workshop has knob style hardware and is at 32". Door into Workshop has lever style hardware at 32".	No Action required. Not accessed by Public. Staff who require assistance are able to contact by phone. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. 404 Doors, Doorways, and Gates. <u>404.2.7 Door and Gate Hardware</u> . Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34" min. and 48" max. above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.)	n/a
	404.2.11 1010.1.1 (2015 IBC)	Pair of doors from Gym into Lobby opening height is at 77" and the vision light is higher than compliant height.	Widen opening and replace with new door/vision light that provides compliant opening dimensions along with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.11 Vision Lights</u> . Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" max. above the finish floor. <u>1010.1.1 Size of Doors</u> . The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a min. clear width of 32" and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32". The max. width of a swinging door leaf shall be 48" nominal. Means of egress doors in a Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 4 11/2". <u>The height of door openings shall be not less than 80".</u>)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
BUILDING SUPER- INDENENT OFFICE	505.4	Handrail is at 30".	Replace with compliant height handrails. (505 Handrails. <u>505.4 Height</u> . Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.)	2
	505.10.2 505.10.3	No handrail extensions.*	Provide handrail extensions at new handrails. (505 Handrails. <u>505.10.2 Top Extension at Stairs</u> . At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. <u>505.10.3 Bottom Extension at Stairs</u> . At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.) <u>*Massachusetts 521 CMR - 27.4.3 Extensions</u> : Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u> , extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u> , extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CUSTODIAL/ FACILITIES WORKSHOP	308.3.1	Fire alarm pull station is not at compliant height.	No action required. No Public access. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	n/a
	308.3.2	Facilities Workshop countertop is at 42 1/2" and microwave controls are at 51".	(308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	
	309.4 404.2.7	Multiple doors have knob style hardware and are at 32".	(309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. 404 Doors, Doorways, and Gates. <u>404.2.7 Door and Gate Hardware</u> . Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34" min. and 48" max. above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.)	
	404.2.4	Door from Boiler Room to Custodial/Workshop does not have pull side maneuvering clearance.	(404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
BREAKROOM	305.3 306.2 306.3.3	No clear floor space or toe/knee clearances at counter.	Replace entire kitchenette with new that provides compliant clearances and range reach. (305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" min. 306.2 Toe Clearance. <u>306.2.1 General</u> . Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. 306.3 Knee Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.)	
	308.3.2	Countertop is 36" high x 25" deep Sink is at 36". Microwave outlet is at 53". Paper towel dispenser is at 53". Soap dispenser is at 50". Range controls are at the back. Refrigerator controls are inside at the back.	(308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	
	307.4 308.3.1	A/C unit protrudes more than the compliant height at 51" and control height is not compliant.	Remove <u>OR</u> relocate A/C unit to area that maintains required head height. (307 Protruding Objects. <u>307.4 Vertical Clearance</u> . Vertical clearance shall be 80" high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" max. above the finish floor or ground. 308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
BREAKROOM	404.2.3	Door is 32" wide.	Widen opening and replace with new door/frame that provides compliant opening dimensions with compliant lever style hardware <u>OR</u> provide door with offset hinges that provides compliant opening dimensions with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	2
MAIN CORRIDOR (LOBBY TO MEETING ROOM)	303.4	Accessible route has change in level greater than 1/2". Stair treads are 12"/Risers vary 6"-7". (stair from Lobby to Main Corridor)	Remove existing stairs/handrails and replace with new accessible ramp with compliant handrails/handrail extensions/barrier and guards <u>OR</u> this may be possible with an exterior addition to accommodate change in level. (303 Changes in Level. <u>303.4 Ramps</u> . Changes in level greater than 1/2" high shall be ramped, and shall comply with 405 or 406.)	1
	307.2	Surface-mounted fire extinguisher protrudes into circulation path 6" from wall.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	307.2 308.3.1	Surface-mounted LIFEPAK AED handle is at 51" and protrudes 7 1/2".	Relocate LIFEPAK AED so that it doesn't protrude on a circulation path and provides compliant range reach <u>OR</u> Install recessed LIFEPAK AED cabinet at compliant height. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path. 308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MAIN CORRIDOR (LOBBY TO MEETING ROOM)	308.3.1	Signage is at 49". Camlock at wall display is at 56". Camlock at wall display is at 60". (adjacent to exterior Meeting Room entrance door)	Relocate signage and camlock at wall display to complaint height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4
	308.3.2	Display countertop is at 36 1/2".	Provide new display countertop at compliant height. (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	4
CORRIDOR (TOWN CLERK)	307.2	Surface-mounted fire extinguisher protrudes into circulation path 6" from wall.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CORRIDOR (TOWN CLERK)	309.4 404.2.3 404.2.7 1010.1.1 (2015 IBC)	Multiple doors in Corridor at various Department/Office entrances are 32" w x 78" h. with knob or lever style hardware at 32" and closers at 75 1/2".	<p>Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware.</p> <p>(309 Operable Parts. <u>309.4 Operation.</u> Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.</p> <p>404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width.</u> Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".</p> <p>404 Doors, Doorways, and Gates. <u>404.2.7 Door and Gate Hardware.</u> Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34" min. and 48" max. above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.</p> <p><u>1010.1.1 Size of Doors.</u> The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a min. clear width of 32" and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32". The max. width of a swinging door leaf shall be 48" nominal. Means of egress doors in a Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 4 11/2". <u>The height of door openings shall be not less than 80".</u>)</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CORRIDOR (TOWN CLERK)	404.2.11	Vision lights at pair of doors in corridor are at 52".	Provide doors with compliant height vision lights. (404 Doors, Doorways, and Gates. <u>404.2.11 Vision Lights</u> . Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" max. above the finish floor.)	2
	1010.1.1 (2015 IBC)	Height of Corridor door adjacent to IT Server Room is 78".	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware. (<u>1010.1.1 Size of Doors</u> . The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a min. clear width of 32" and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32". The max. width of a swinging door leaf shall be 48" nominal. Means of egress doors in a Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 4 11/2". <u>The height of door openings shall be not less than 80".</u>)	2
COLLECTORS/ ASSESSORS	307.2	Surface-mounted fire extinguisher adjacent to pull side of door entrance protrudes into circulation path 6" from wall.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
COLLECTORS/ ASSESSORS	307.4	Soffit between Collectors/Assessors and Accounting is at 6'-7".	<p>This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151.</p> <p>(307 Protruding Objects. <u>307.4 Vertical Clearance</u>. Vertical clearance shall be 80" high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" max. above the finish floor or ground.)</p>	n/a
	308.3.1	Light switches are at 50", typ.	<p>Relocate light switches to compliant height.</p> <p>(308 Reach Ranges. <u>308.3.1 Unobstructed</u>. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)</p>	4
	308.3.2	A/C unit operable control height is not compliant.	<p>Provide remote control for A/C unit.</p> <p>(308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u>. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
COLLECTORS/ ASSESSORS	904.4 308.3.2	Countertop is 41" high x 31" deep with shield 15"+/- back with no overhang and no workspace. Self-service monitor is at 41".	<p>Modify section of countertop to provide compliant service counter clearances/dimensions for employee and customer.</p> <p>(904 Check-Out Aisles and Sales and Service Counters. <u>904.4 Sales and Service Counters</u>. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.</p> <p>904.4.1 Parallel Approach. A portion of the counter surface that is 36" long min. and 36" high max. above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36" min. length of counter...</p> <p>904.4.2 Forward Approach. A portion of the counter surface that is 30" long min. and 36" high max. shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.</p> <p>308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u>. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)</p>	2
	404.2.11	Vision light at door from counter to secure employee area is at 52"	<p>Provide door with compliant height vision light.</p> <p>(404 Doors, Doorways, and Gates. <u>404.2.11 Vision Lights</u>. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" max. above the finish floor.)</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
ACCOUNTING	308.3.1	Light switches at 50", typ.	Relocate light switches to complaint height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4
	308.3.2	A/C unit control height is not compliant.	Provide remote control for A/C unit. (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2
	309.4 1010.1.1 (2015 IBC)	Door from Accounting to Vault has knob style hardware and height of the door is 76".	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. <u>1010.1.1 Size of Doors</u> . The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a min. clear width of 32" and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32". The max. width of a swinging door leaf shall be 48" nominal... <u>The height of door openings shall be not less than 80".</u>)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
IT	309.4	Doors out of IT room have knob style hardware.	Replace with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	2
TOWN CLERK	904.4 308.3.2	Countertop is 41" high x 31" deep with 6" clear space at shield and no workspace.	Modify section of countertop to provide compliant service counter clearances/dimensions for employee and customer. (904 Check-Out Aisles and Sales and Service Counters. <u>904.4 Sales and Service Counters</u> . Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top. 904.4.1 Parallel Approach. A portion of the counter surface that is 36" long min. and 36" high max. above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36" min. length of counter... 904.4.2 Forward Approach. A portion of the counter surface that is 30" long min. and 36" high max. shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter. 308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
TOWN CLERK	403.5.1	Pinch point of 23" with current furniture arrangement.	Re-arrange furniture to provide compliant clear width. (403 Walking Surfaces. <u>403.5.1 Clear Width</u> . Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36" min. EXCEPTION: The clear width shall be permitted to be reduced to 32" min. for a length of 24" max. provided that reduced width segments are separated by segments that are 48" long min. and 36" wide min.)	2
OFFICE W/PRIVATE LAVATORY	404.2.3	Office: Door to Office from corridor is 30" wide.	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
OFFICE W/PRIVATE LAVATORY	304.3	Private Lavatory: No turning Space.	Due to lack of required turning space and additional non-compliant items listed below, enlarge space to provide a compliant accessible lavatory (if fixture count requires this space to be compliant). This appears to be possible by incorporating the adjacent Veterans Office area. If fixture count allows, designate lavatory as non-accessible (304 Turning Space. <u>304.3 Size</u> . Turning space shall comply with 304.3.1 or 304.3.2. 304.3.1 Circular Space. The turning space shall be a space of 60" diameter min. The space shall be permitted to include knee and toe clearance complying with 306. 304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60" square min. with arms and base 36" wide min. Each arm of the T shall be clear of obstructions 12" min. in each direction and the base shall be clear of obstructions 24" min. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.)	3
	306.3.3	Private Lavatory: Vertical knee clearance under the sink is 24"/9" back.	(306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.)	
	308.3.1	Private Lavatory: Lavatory light switch is at 50". Lavatory paper towel 49". Soap dispenser is at 51.	(308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
OFFICE W/PRIVATE LAVATORY	404.2.3	Private Lavatory: Door is 28" wide.	(404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	
	603.3	Private Lavatory: Mirror bottom edge of reflecting surface is at 49".	(603 Toilet and Bathing Rooms. <u>603.3 Mirrors</u> . Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" max. above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" max. above the finish floor or ground.)	
	604.3.1	Private Lavatory: Edge of sink to wall at toilet is 39".	(604 Water Closets and Toilet Compartments. <u>604.3.1 Size</u> . Clearance around a water closet shall be 60" min. measured perpendicular from the side wall and 56" min. measured perpendicular from the rear wall. 604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.)	
	604.4	Private Lavatory: Water closet seat is at 16".	(604 Water Closets and Toilet Compartments. <u>604.4 Seats</u> . The seat height of a water closet above the finish floor shall be 17" min. and 19" max. measured to the top of the seat. Seats shall not be sprung to return to a lifted position.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
OFFICE W/PRIVATE LAVATORY	604.5 EXCEPT. 1	Private Lavatory: No rear/side grab bars.	Not required for private lavatory. (604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars</u> . Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. EXCEPTIONS: 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.)	n/a
DPW ADMIN. ASSISTANT	404.2.5	Threshold at door between DPW Admin. Assistant and DPW Health/Building is 3/4".	Replace threshold with compliant height threshold. (404 Doors, Doorways, and Gates. <u>404.2.5 Thresholds</u> . Thresholds, if provided at doorways, shall be 1/2" max. high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.)	2
MEN'S LAVATORY	308.3.1	Light switch is at non-compliant height.	Relocate light switch to compliant height and location. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4
	404.2.4	Pull side maneuvering clearance is 8".	Provide door with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	404.2.7	Vertical centerline of door pull is at 30".	Relocate push/pull door hardware set to compliant height. (404 Doors, Doorways, and Gates. <u>404.2.7 Door and Gate Hardware</u> . Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34" min. and 48" max. above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.)	3
	603.3	Mirror bottom edge of reflecting surface is at non-compliant height.	Relocate mirror to compliant height. (603 Toilet and Bathing Rooms. <u>603.3 Mirrors</u> . Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" max. above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" max. above the finish floor or ground.)	3
	605.2	Accessible urinal rim is at 18" with flush push buttons at 51"+/-.	Relocate urinal to provide compliant height with compliant height push button height. (605 Urinals. <u>605.2 Height and Depth</u> . Urinals shall be the stall-type or the wall-hung type with the rim 17" max. above the finish floor or ground. Urinals shall be 13 1/2" deep min. measured from the outer face of the urinal rim to the back of the fixture.)	3
	606.2 305.3	Location of accessible sink does not provide compliant clear floor space because of wall 23 1/2" from nose of sink.	Relocate accessible sink to non-compliant sink location and relocate non-compliant sink to accessible sink location. (606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. 305.3 Size. The clear floor or ground space shall be 30" min. by 48" min.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	606.5	No pipe insulation at accessible sink.	Install compliant insulation below the accessible sink. (606 Lavatories and Sinks. <u>606.5 Exposed Pipes and Surfaces</u> . Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.)	3
	603.4 308.2.1	Accessible stall: Coat hook is at 60".	Relocate coat hook to compliant height. (603 Toilet and Bathing Rooms. <u>603.4 Coat Hooks and Shelves</u> . Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40" min. and 48" max. above the finish floor. 308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48" max. and the low forward reach shall be 15" min. above the finish floor or ground.)	3
	604.2	Accessible stall: Centerline of water closet is at 15" from wall.	Relocate water closet to compliant centerline distance. (604 Water Closets and Toilet Compartments. <u>604.2 Location</u> . The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" min. to 18" max. from the side wall or partition, except that the water closet shall be 17" min. and 19" max. from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.)	3
	604.4	Accessible stall: Toilet seat is at 20".	Provide toilet seat at compliant height. (604 Water Closets and Toilet Compartments. <u>604.4 Seats</u> . The seat height of a water closet above the finish floor shall be 17" min. and 19" max. measured to the top of the seat. Seats shall not be sprung to return to a lifted position.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	604.7	Accessible stall: Water closet paper dispenser centerline is at 15" from nose of water closet.	Relocate water closet paper dispenser to compliant distance in front of water closet. (604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Water closet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	3
	604.5.1	Accessible stall: Side grab bar is 30" long located 13" from wall and extending 43".	Replace with compliant grab bar mounted at compliant horizontal/vertical dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3
	604.5.2	Accessible stall: Rear grab bar is 30" long located 9" from wall and extending 39".	Replace with compliant grab bar mounted at compliant horizontal/vertical dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min. and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
WOMEN'S LAVATORY	308.3.1	Light switch is at non-compliant height.	Relocate light switch to compliant height and location. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	3
	309.4	Thumb latch is at 42".	Replace thumb latch. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
WOMEN'S LAVATORY	404.2.4	Pull side maneuvering clearance is 11".	Provide door with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	3
	606.5	No insulation at accessible sink.	Install compliant insulation below the sink. (606 Lavatories and Sinks. <u>606.5 Exposed Pipes and Surfaces</u> . Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.)	3
	603.4 308.2.1	Accessible stall: Coat hook is at 60".	Relocate coat hook to compliant height. (603 Toilet and Bathing Rooms. <u>603.4 Coat Hooks and Shelves</u> . Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40" min. and 48" max. above the finish floor. 308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48" max. and the low forward reach shall be 15" min. above the finish floor or ground.)	3
	604.7	Accessible stall: Water closet paper dispenser centerline is at 12" from nose of water closet.	Relocate water closet paper dispenser to compliant distance in front of water closet. (604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Water closet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
WOMEN'S LAVATORY	604.5.1	Accessible stall: Side grab bar is 42" long located 6" from wall and extending 48".	Replace with compliant grab bar mounted at compliant horizontal/vertical dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3
	604.5.2	Accessible stall: Rear grab bar is 42" long located 6" from wall extending from the centerline of the water closet 10 1/2" on one side and 31 1/2" on the other side.	Replace with compliant grab bar mounted at compliant horizontal/vertical dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
	604.8.1.1	Accessible Stall: Size of stall is: 67" wide x 55 1/2" deep. (floor mounted water closet) (clear floor space from leading edge of non-accessible sink to accessible stall partition is 56")	Replace side partition to provide wall hung water closet min. depth while maintaining latch approach/pull side clearance between partition and sink. (604 Water Closets and Toilet Compartments. <u>604.8.1.1 Size</u> . Wheelchair accessible compartments shall be 60" wide min. measured perpendicular to the side wall, and 56" deep min. for wall hung water closets and 59" deep min. for floor mounted water closets measured perpendicular to the rear wall. 404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-latch/ Door or Gate Side-pull/ Perpendicular to Doorway-48"/Parallel to Doorway-24" (beyond latch side unless noted)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CORRIDOR (BUILDING DEPARTMENT)	307.2	Surface-mounted fire extinguisher adjacent to pull side of door entrance protrudes into circulation path 6" from wall.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	307.2 308.3.1	Surface-mounted LIFEPAK AED handle is at 51" and protrudes 7 1/2".	Relocate LIFEPAK AED so that it doesn't protrude on a circulation path and provides compliant range reach <u>OR</u> Install recessed LIFEPAK AED cabinet at compliant height. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path. 308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
	307.2 308.3.1	Multiple wall mounted form holders protrude greater than 4" and the high reach is higher than compliant height.	Replace with compliant form holders. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path. 308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CORRIDOR (BUILDING DEPARTMENT)	309.4 404.2.3 404.2.7 1010.1.1 (2015 IBC)	Multiple doors in Corridor at various Department/Office entrances are 32" wide x 78" high with knob style hardware at 32" and closers at 75 1/2". (several doors have compliant lever style hardware but are at 32")	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation.</u> Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. 404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width.</u> Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4". EXCEPTIONS: 2. Door closers and door stops shall be permitted to be 78" min. above the finish floor or ground. 404 Doors, Doorways, and Gates. <u>404.2.7 Door and Gate Hardware.</u> Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34" min. and 48" max. above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. <u>1010.1.1 Size of Doors.</u> The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a min. clear width of 32" and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32". The max. width of a swinging door leaf shall be 48" nominal. Means of egress doors in a Group I-2 occupancy used for the movement of beds shall provide a clear width not less than 4 11/2". <u>The height of door openings shall be not less than 80".</u>)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CORRIDOR (BUILDING DEPARTMENT)	404.2.3	Corridor pair of doors closer is at 76".	Replace with door closer that provides compliant height. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . EXCEPTIONS: 2. Door closers and door stops shall be permitted to be 78" min. above the finish floor or ground.)	2
	602.1 602.4	Drinking fountain is at 48".	Replace drinking fountain with compliant drinking fountain mounted at compliant height with clear floor space and toe/knee clearances. (602 Drinking Fountains. <u>602.1 General</u> . Drinking fountains shall comply with 307 and 602. <u>602.4 Spout Height</u> . Spout outlets shall be 36" max. above the finish floor or ground.)	4
DPW	904.4 308.3.2	Countertop is 40" high x 31 1/2" deep with a 7 1/2" overhang and no workspace at employee side. (pinch point at counter to wall is 37")	Modify section of countertop to provide compliant service counter clearances/dimensions for employee and customer. (904 Check-Out Aisles and Sales and Service Counters. <u>904.4 Sales and Service Counters</u> . Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top. 904.4.1 Parallel Approach. A portion of the counter surface that is 36" long min. and 36" high max. above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36" min. length of counter... 904.4.2 Forward Approach. A portion of the counter surface that is 30" long min. and 36" high max. shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter. 308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
PLANNING	404.2.4	Maneuvering clearance at pull side of door is 45" because of location of cabinet.	Relocate cabinet to provide compliant maneuvering clearances. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-latch/ Door or Gate Side-pull/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-24")	2
	904.4 308.3.2	Countertop is 48" high x 25" deep with 2 1/2" overhang.	Modify section of countertop to provide compliant service counter clearances/dimensions for employee and customer. (904 Check-Out Aisles and Sales and Service Counters. <u>904.4 Sales and Service Counters</u> . Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top. 904.4.1 Parallel Approach. A portion of the counter surface that is 36" long min. and 36" high max. above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36" min. length of counter... 904.4.2 Forward Approach. A portion of the counter surface that is 30" long min. and 36" high max. shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter. 308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
PLANNING	404.2.4	Swing door at counter to employee area does not provide maneuvering clearance at pull side.	Relocate file cabinets to provide compliant maneuvering clearance. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-latch/ Door or Gate Side-pull/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-24")	2
CORRIDOR (HR DEPARTMENT	404.2.3	Door to Meeting Room adjacent to HR Director Office is 34" wide.	Widen opening and replace with new door/frame that provides compliant opening dimensions with compliant lever style hardware <u>OR</u> provide door with offset hinges that provides compliant opening dimensions with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	2
ENGINEERING DEPARTMENT	404.2.4 404.2.4.1	Maneuvering clearance at pull side of door is 41" because of location of flat files.	Relocate flat files to provide compliant maneuvering clearances. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-latch/ Door or Gate Side-pull/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-24")	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
RECORDS ROOM	404.2.4 404.2.4.1	Maneuvering clearance at pull side of door is 28" because of location of file cabinet.	Relocate file cabinet to provide compliant maneuvering clearances. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-latch/ Door or Gate Side-pull/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-24")	2
HEALTH DEPARTMENT	404.2.3	Door at private office is 32" wide.	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware <u>OR</u> provide door with offset hinges that provides compliant opening dimensions with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	2
SELECT BOARD/ MEETING ROOM	308.3.1	Fire alarm pull station at exterior egress door is at 56".	Relocate fire alarm pull station to compliant height and location. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
	308.3.1	Remote controls for ceiling fans are at 53" and 54".	Relocate remote controls to compliant height and location. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
SELECT BOARD/ MEETING ROOM	404.2.3 307.4	TV monitor impedes clear width at hinge side of exterior egress door. Bottom of TV monitors is at 58".	Relocate TV monitors so as not to impede on clear width and provide compliant barrier. (307 Protruding Objects. <u>307.4 Vertical Clearance</u> . Vertical clearance shall be 80" high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" max. above the finish floor or ground. 404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".)	2
	904.4	Lectern is 38 1/2" high x 23" wide.	Provide new compliant lectern in addition to existing <u>OR</u> replace existing with height adjustable lectern. (904 Check-Out Aisles and Sales and Service Counters. <u>904.4 Sales and Service Counters</u> . Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top. 904.4.2 Forward Approach. A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.	4

Note(s):

1. This report does not address total number of restroom fixtures required for this facility. Consult the Massachusetts Plumbing Code to determine total fixture count requirements.
2. Massachusetts 521 CMR grab bar requirements - 30.8 GRAB BARS For the standard accessible toilet stall the water closet shall have two grab bars 42" long, one on the wall in back of the water closet and one on the side wall closest to the water closet.
3. IBC has deleted the "plus one tread" requirement at the bottom of a flight and only require a 12" extension at the bottom of the stair flight similar to 505.10.3.

A.2 ADA Compliance Report

Public Safety Building (Police and Fire)

152 Par Street

- BETA Facilities Exterior Assessment Report (ADA Priority 1)
- Branch Facilities Interior Assessment Report (ADA Priorities 2, 3, and 4) - Police
- Branch Facilities Interior Assessment Report (ADA Priorities 2, 3, and 4) - Fire

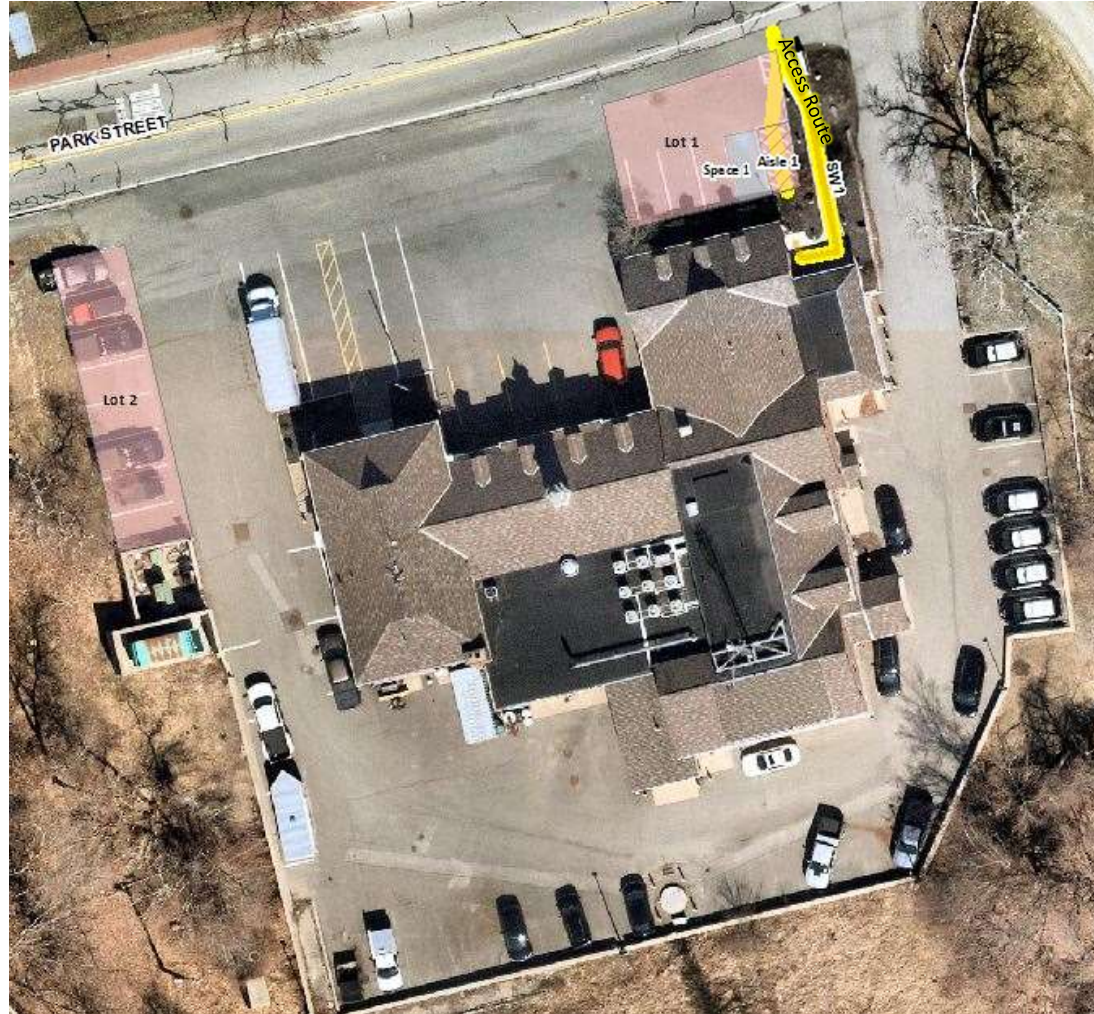
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ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN (Facility Exterior)

COMPLIANCE SURVEY BY: BETA Group Inc.
701 George Washington Hwy
Lincoln, RI 02865
(401) 333-2382

Town of North Reading, MA
Public Accommodation
Surveyor: BS
Survey Date: 06/02/2021

Town of North Reading, MA / Police Department/Fire Department – 152 Park Street



LOCATION	ADA 2010 SECTION	EXISTING CONDITIONS COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR – ACCESSIBLE ROUTE				
Access Route	405.7	Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.	Remove concrete walkway as needed (approximately 50SF), and place 4'X4' level landing at top of ramp area within sidewalk.	1
Aisle 1	403.3	The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.	Remove surface , regrade to maintain 5% max running slope and 2% max. cross slope within accessible parking and aisle area, and resurface in kind (approximately 4 500 SF)	1

ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN

COMPLIANCE SURVEY BY: Branch Architects
151 Broadway, Suite 250
Providence, RI 02903
(401) 712-2881

Town of North Reading, MA
Public Accommodation
Surveyor: VB + CW
Survey Date: 05/18/2021

Town of North Reading, MA / Police Department

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON –COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
GENERAL				
SIGNAGE - EGRESS	216.4 703.1	Signage identifying means of egress does not exist or is at non-compliant proximity to egress door.	Provide compliant means of egress signs at all required locations. Relocate existing signs to compliant location. (216 Signs. <u>216.4 Means of Egress</u> . Signs for means of egress shall comply with 216.4. <u>216.4.1 Exit Doors</u> . Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u> . Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)	1
SIGNAGE – ROOM DESIGNATION	216.2 703.1	Room designation signs by dimension, height of letters, Braille characters, location or height are missing or are non-compliant.	Provide compliant room designation signs at all permanent interior rooms. Relocate existing or provide new compliant signs at compliant heights per 703.4 at latch side of door or per 703.4.2 (216 Signs. <u>216.2 Designations</u> . Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u> . Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)	2

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MISC.	308.2.1	Multiple thermostats are not at compliant height.	Relocate thermostats to compliant height. (308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48" max. and the low forward reach shall be 15" min. above the finish floor or ground.)	4
	404.2.11	Vision lights at multiple door locations are too high.	Replace with doors that provide compliant height vision lights. (404 Doors, Doorways, and Gates. <u>404.2.11 Vision Lights</u> . Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" max. above the finish floor.)	2
EXTERIOR				
MAIN ENTRANCE (FIRST FLOOR/ PARK STREET)	404.2.3	Main entrance power door opener does not allow for full open clearance of door.	Replace or adjust power door opener to provide compliant opening clearance. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".)	2
SIDE ENTRANCE (GROUND FLOOR ADJACENT TO VEHICLE IMPOUND)	307.4	Canopy brackets are 80" clear at 31" from wall.	Construct new canopy/brackets that provide compliant vertical clearance. (307 Protruding Objects. <u>307.4 Vertical Clearance</u> . Vertical clearance shall be 80" high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" max. above the finish floor or ground.)	2

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
SIDE ENTRANCE (GROUND FLOOR ADJACENT TO VEHICLE IMPOUND)	404.2.4.3	Door is recessed 11".	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (404 Doors, Doorways, and Gates. <u>404.2.4.3 Recessed Doors and Gates</u> . Maneuvering clearances for forward approach shall be provided when any obstruction within 18" of the latch side of a doorway projects more than 8" beyond the face of the door, measured perpendicular to the face of the door or gate.)	n/a
GROUND FLOOR				
CORRIDOR	307.2	Surface-mounted fire extinguisher protrudes into circulation path 8 1/2" from wall.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
MALE LOCKER ROOM VESTIBULE	404.2.4	Pull side maneuvering clearance at door is 17 1/2".	Provide door with compliant automatic push button door. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	3
MALE LOCKER ROOM	309.4	Accessible stall: Latch is broken and throw bolt has been added above latch.	Repair broken latch and remove throw bolt. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	3

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Police Department

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MALE LOCKER ROOM	604.5.1	Accessible stall: Side grab bar is 42" long located 13" from wall and extending 55".	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3
	604.5.2	Accessible stall: Rear grab bar is 42" long located 7" from wall extending from the centerline of the water closet 10 1/2" on one side and 31 1/2" on the other side.	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
	608.3 608.4	No seat or grab bars in the accessible shower compartments.	Not for Public use and employee job requirements may eliminate need for. (608 Shower Compartments. 608.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor. 608.4 Seats. A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610.)	4
FEMALE LOCKER ROOM	404.2.4	Pull side clearance at door from Locker Room to Vestibule is limited to 15" due to paper towel dispenser interfering with clear space.	Relocate paper towel dispenser to provide compliant pull side clearance. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	3

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
FEMALE LOCKER ROOM	604.5.1	Side grab bar is 42" long located 13" from wall and extending 55".	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3
	604.5.2	Rear grab bar is 42" long located 7" from wall extending from the centerline of the water closet 10 1/2" on one side and 31 1/2" on the other side.	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
	608.3 608.4	No seat or grab bars in the accessible shower compartments.	Not for Public use and employee job requirements may eliminate need for. (608 Shower Compartments. <u>608.3 Grab Bars</u> . Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor. <u>608.4 Seats</u> . A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610.)	4
FIRST FLOOR				
MEN'S LAVATORY (LOBBY)	404.2.4	Pull side clearance at door is limited to 16" due to sink interfering with clearance.	Provide door with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	3

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY (LOBBY)	604.5.1	Side grab bar is 42" long located 13" from wall and extending 55".	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3
	604.5.2	Rear grab bar is 42" long located 7" from wall extending from the centerline of the water closet 11" on one side and 31" on the other side.	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min. and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
WOMEN'S LAVATORY (LOBBY)	308.3.1	Trash dispenser is at 52".	Relocate dispenser to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	3
	404.2.4	Pull side clearance at door is limited to 16" due to sink interferes with clearance.	Provide door with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	3
	604.5.1	Side grab bar is 42" long located 13" from wall and extending 55".	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
WOMEN'S LAVATORY (LOBBY)	604.5.2	Rear grab bar is 42" long located 7" from wall extending from the centerline of the water closet 11" on one side and 31" on the other side.	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
INTERVIEW (OFF PUBLIC LOBBY)	307.4	Bottom of soffit is at 72".	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (307 Protruding Objects. <u>307.4 Vertical Clearance</u> . Vertical clearance shall be 80" high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" max. above the finish floor or ground.)	n/a
LAVATORY (AT DISPATCH)	404.2.4	Pull side clearance at door is limited to 13 1/2" because dispenser projects into clearance.	Relocate dispenser to provide compliant pull side maneuvering clearance. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-latch side/ Door or Gate Side-pull/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-24")	3
	604.5.1	Side grab bar is 42" long located 12 1/2" from wall and extending 54 1/2".	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
LAVATORY (AT DISPATCH)	604.5.2	Rear grab bar is 42" long located 7" from wall extend from the centerline of the water closet 11" on one side and 31" on the other side.	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
	606.2	Paper towel dispenser location interferes with the 30"x48" clear floor space at sink.	Relocate paper towel dispenser to location that provides compliant clear floor space. (606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. 305 Clear Floor or Ground Space. 305.3 Size. The clear floor or ground space shall be 30" min. by 48" min.)	3
KITCHENETTE AT DISPATCH	606.3	Sink counter is at 36 1/4".	Replace sink counter/base cabinets with compliant sink height counter/base cabinets. (606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. EXCEPTIONS: 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars. <u>606.3 Height</u> . Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground.)	2

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
KITCHENETTE AT DISPATCH	811.3 205.1 309.3 308.3.2	Wall cabinets are not at compliant height. Paper towel dispenser is at 57". Bottom of microwave is at 60".	Relocate wall cabinets, microwave and paper towel dispenser to within compliant reach distances. (811 Storage. <u>811.3 Height</u> . Storage elements shall comply with at least one of the reach ranges specified in 308. 205 Operable Parts. <u>205.1 General</u> . Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with 309. 309 Operable Parts. <u>309.3 Height</u> . Operable parts shall be placed within one or more of the reach ranges specified in 308. 308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	4
UNISEX LAVATORY	308.3.1	Soap dispenser is at 51"	Relocate soap dispenser to provide compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	3
	404.2.4	Pull side maneuvering clearance at door is limited to 15" due to sink protruding into clearance.	Provide compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	3

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX LAVATORY	604.7	Water closet paper dispenser centerline is at 16" in front of the water closet.	Relocate water closet paper dispenser to compliant distance in front of water closet. (604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Water closet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	3
	604.5.1	Side grab bar is 42" long located 13" from wall and extending 55".	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3
	604.5.2	Rear grab bar is 42" long located 7" from wall extending from the centerline of the water closet 10 1/2" on one side and 31 1/2" on the other side.	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
KITCHENETTE	606.3	Sink counter is at 36"	Replace sink counter/base cabinets with compliant sink height counter/base cabinets. (606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. EXCEPTIONS: 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars. <u>606.3 Height</u> . Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground.)	2

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
KITCHENETTE	811.3 205.1 309.3 308.3.2	Bottom of wall cabinets are at 54 1/2". Microwave is at 65". Paper towel dispenser is at 55"	Relocate wall cabinets, microwave and paper towel dispenser to within compliant reach distances. (811 Storage. <u>811.3 Height</u> . Storage elements shall comply with at least one of the reach ranges specified in 308. 205 Operable Parts. <u>205.1 General</u> . Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with 309. 309 Operable Parts. <u>309.3 Height</u> . Operable parts shall be placed within one or more of the reach ranges specified in 308. 308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	4
HEALTH & FITNESS	308.2.1	Telephone is at 70"	Relocate telephone to compliant height. (308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48" max. and the low forward reach shall be 15" min. above the finish floor or ground.)	4
	404.2.5	Threshold is non-compliant because of addition of rubber mat.	Modify existing threshold to accommodate compliant threshold transition ramp. (404 Doors, Doorways, and Gates. <u>404.2.5 Thresholds</u> . Thresholds, if provided at doorways, shall be 1/2" max. high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.)	2
RECORD STORAGE		Not able to access this space.		

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
SECOND FLOOR				
MEN'S LAVATORY (AT WAITING & ELEVATOR LOBBY CORRIDOR)	404.2.4	Pull side maneuvering clearance at door is limited to 13 1/2" because paper towel dispenser/waste receptacle interferes.	Relocate paper towel dispenser/waste receptacle to compliant location. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	3
	604.5.1	Side grab bar is 42" long located 2 1/2" from wall and extending 44 1/2".	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3
	604.5.2	Rear grab bar is 42" long located 7" from wall extending from the centerline of the water closet 11" on one side and 31" on the other side.	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
	604.7	Water closet paper dispenser centerline is at 10" in front of the water closet.	Relocate water closet paper dispenser to compliant distance in front of water closet. (604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Water closet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	3

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
WOMEN'S LAVATORY (AT WAITING & ELEVATOR LOBBY CORRIDOR)	404.2.4	Pull side maneuvering clearance at door is limited to 14" due to location of paper towel dispenser/waste receptacle.	Relocate receptacle to compliant location. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	3
	604.5.1	Side grab bar is 42" long located 13" from wall and extending 55".	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3
	604.5.2	Rear grab bar is 42" long located 7" from wall extending from the centerline of the water closet 11 1/2" on one side and 30 1/2" on the other side.	Relocate grab bar to compliant horizontal dimensions. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min. and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
KITCHENETTE (BREAK)	606.2	Top of sink countertop is at 36 1/2". Top of back countertop is at 36".	Replace sink counter/base cabinets with compliant sink height counter/base cabinets. (606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. EXCEPTIONS: 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars. <u>606.3 Height</u> . Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground.)	2

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
KITCHENETTE (BREAK)	811.3 205.1 309.3 308.3.2	Bottom of wall cabinets are at 54" Microwave is at 54".	Relocate wall cabinets and microwave to compliant reach distances. (811 Storage. <u>811.3 Height</u> . Storage elements shall comply with at least one of the reach ranges specified in 308. 205 Operable Parts. <u>205.1 General</u> . Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with 309. 309 Operable Parts. <u>309.3 Height</u> . Operable parts shall be placed within one or more of the reach ranges specified in 308. 308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	4
	804.2.2	Clear distance between counters is 46 1/2".	Remove back counter/base cabinets to provide complaint clear distance. (804.2.2 U-Shaped. In U-shaped kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60" min.)	2
LIEUTENANT	404.2.4	Location of desk interferes with pull side maneuvering clearance.	Rearrange furniture to provide compliant pull side maneuvering clearance. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-latch/ Door or Gate Side-pull/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-24")	2

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CHIEF PRIVATE LAVATORY	604.3	Clearance around water closet is 54".	Move door wall out and relocate sink to provide compliant clearance around water closet. (604 Water Closets and Toilet Compartments. <u>604.3 Clearance</u> . 604.3.1 Size. Clearance around a water closet shall be 60" min. measured perpendicular from the side wall and 56" min. measured perpendicular from the rear wall.)	4
	604.5 Exception 1	Grab bars are not at compliant horizontal distances.	Not required for private lavatory. (604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars</u> . Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. EXCEPTIONS: 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.)	n/a
EXECUTIVE OFFICER	404.2.4	Location of desk interferes with pull side maneuvering clearances.	Move desk to provide compliant maneuvering clearances at door. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-latch/ Door or Gate Side-pull/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-24")	2

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
FILES, COPIES, SUPPLIES & MAIL	308.3.2	Work counter is at 36" and wall cabinets are at 54".	Provide new work counter at compliant height and relocate wall cabinets to compliant height. (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2
STAIRS				
STAIR (FRONT & REAR)	404.2.4	Multiple stair landings do not provide pull side maneuvering clearances at doors.	Provide doors with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway-18" (beyond latch side unless noted) Approach Direction from-latch/ Door or Gate Side-pull/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-24")	2

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LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
REAR STAIR	404.2.4	Door from Corridor into stair at ground floor does not provide latch or front approach with closer maneuvering clearance.	<p>No action required. (This is not a public entrance and there is an additional entrance which is compliant.)</p> <p>(404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u>. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway-18" (beyond latch side unless noted) Approach Direction from-latch/ Door or Gate Side-pull/ Perpendicular to Doorway-54"/Parallel to Doorway (beyond latch side unless noted)-24")</p>	n/a

Note(s):

1. This report does not address total number of restroom fixtures required for this facility. Consult the Massachusetts Plumbing Code to determine total fixture count requirements.
2. Massachusetts 521 CMR grab bar requirements - 30.8 GRAB BARS For the standard accessible toilet stall the water closet shall have two grab bars 42" long, one on the wall in back of the water closet and one on the side wall closest to the water closet.
3. IBC has deleted the "plus one tread" requirement at the bottom of a flight and only require a 12" extension at the bottom of the stair flight similar to 505.10.3.

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ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN

COMPLIANCE SURVEY BY: Branch Architects
151 Broadway, Suite 250
Providence, RI 02903
(401) 712-2881

Town of North Reading, MA
Public Accommodation
Surveyor: VB + CW
Survey Date: 05/18/2021

Town of North Reading, MA / Fire Department

Note: Building was surveyed for Public access for Plan Review meetings and Administrative Personnel at First Floor only.

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
GENERAL				
SIGNAGE - EGRESS	216.4 703.1	There are no compliant signs identifying means of egress elements.	<p>Provide compliant means of egress signs at all required locations. Relocate existing signs to compliant location.</p> <p>(216 Signs. <u>216.4 Means of Egress</u>. Signs for means of egress shall comply with 216.4. <u>216.4.1 Exit Doors</u>. Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u>. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)</p>	1
SIGNAGE – ROOM DESIGNATION	216.2 703.1	Room designation signs by dimension, height of letters, Braille characters, location or height are missing or are non-compliant.	<p>Provide compliant room designation signs at all permanent interior rooms. Relocate existing or provide new compliant signs at compliant heights per 703.4 at latch side of door or per 703.4.2</p> <p>(216 Signs. <u>216.2 Designations</u>. Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u>. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)</p>	2

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Fire Department

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR				
MAIN ENTRANCE	303.4	There is no accessible entrance to First Floor. (stair to main entrance door has a change in level of 18" +/-)	Remove existing stair/landing, etc. and provide code compliant ramp/landing with stair, at the left if space permits, to the main entrance. (303 Changes in Level. <u>303.4 Ramps</u> . Changes in level greater than 1/2" high shall be ramped, and shall comply with 405 or 406.)	1
	305.3 308.3.1	Drop-off mailbox is at 54" +/- and is inaccessible because it is located within landscaped area.	Relocate for compliant clear floor/ground space and reach range. (305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" min. 308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
	305.3 308.3.1	Event of Emergency call box is at 53" does not provide clear floor or ground space.	Relocate for compliant clear floor/ground space and reach range. (305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" min. 308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MAIN ENTRANCE	305.3 308.2.1	Main entrance door: Access code buttons are at 49". Deadbolt keyed security bolt is at non-compliant height. Doorbell is at 49 1/2" and is located above rail.	Provide new door that provides compliant reach range. Relocate doorbell to area that provides compliant clear floor/ground space and reach range. (305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" min. 308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.)	2
	404.2.4.3	Main entrance door: Door is recessed 13" +/- and does not provide pull side maneuvering clearance.	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (404 Doors, Doorways, and Gates. <u>404.2.4.3 Recessed Doors and Gates</u> . Maneuvering clearances for forward approach shall be provided when any obstruction within 18" of the latch side of a doorway projects more than 8" beyond the face of the door, measured perpendicular to the face of the door or gate.)	n/a
	404.2.11	Main entrance door: Vision light is at 48".	Replace with door that provides compliant height vision light. (404 Doors, Doorways, and Gates. <u>404.2.11 Vision Lights</u> . Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" max. above the finish floor.)	2
	504.2	Treads are 13". Risers vary between 5 1/2" – 6 1/2".	Remove existing stair/landing, etc. and provide code compliant ramp/landing with stair, at the left if space permits, to the main entrance. (504 Stairways. <u>504.2 Treads and Risers</u> . All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.)	1

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MAIN ENTRANCE	505.4	Handrails are at 32"	As part of the requirement for a new ramp, handrails/handrail extensions shall also be provided at compliant dimensions. (505 Handrails. <u>505.4 Height</u> . Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.)	1
SIDE ENTRANCE	404.2.4	Door has 11" pull maneuvering clearance.	Provide door with compliant automatic push button door opener. (404 Doors, Doorways, and Gates . <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	2
	504.2	Treads are 11 1/2". Risers are 7".	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (504 Stairways. <u>504.2 Treads and Risers</u> . All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.)	n/a

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
SIDE ENTRANCE	504.6 505.2 505.10.2 505.10.3	No handrail extensions.*	<p>Provide compliant handrails on both sides of stair with compliant handrail extensions.</p> <p>(504 Stairways. <u>504.6 Handrails</u>. Stairs shall have handrails complying with 505.</p> <p>505 Handrails. <u>505.2 Where Required</u>. Handrails shall be provided on both sides of stairs and ramps.</p> <p><u>505.10.2 Top Extension at Stairs</u>. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.</p> <p><u>505.10.3 Bottom Extension at Stairs</u>. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.)</p> <p><u>*Massachusetts 521 CMR - 27.4.3 Extensions</u>: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u>, extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u>, extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.</p>	2
	505.4	Handrail at wall is at 32". No handrail at open side of stair.	<p>As part of the requirement for a new ramp, handrails/handrail extensions shall also be provided at compliant dimensions.</p> <p>(505 Handrails. <u>505.4 Height</u>. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.)</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
SIDE ENTRANCE	1015.2 (IBC 2015)	Guard is at 33".	<p>Provide compliant guard at open side of stair.</p> <p>(1015.2 <u>Where Required</u>. Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side.</p> <p>1015.3 Height Required guards shall be not less than 42" high, measured vertically as follows:</p> <ol style="list-style-type: none"> 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.) 	2
FIRST FLOOR				
VESTIBULE	308.3.2	Brochure counter is at 43". (open below)	<p>Lower counter to compliant provide compliant reach range.</p> <p>(308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u>. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)</p>	2
	309.4	Door to Captain's/Plan Review Office has knob style hardware.	<p>Replace with compliant lever style hardware.</p> <p>(309 Operable Parts. <u>309.4 Operation</u>. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
VESTIBULE	404.2.4	Door from Vestibule to Dispatch Corridor does not provide push side maneuvering clearance. (door provided with both closer and latch)	If operational compliant, remove closer so as to reduce push side maneuvering clearance to 0". (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-push/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted) -12") (provided with both closer and latch) *Note: Parallel to Doorway – 0" if door does not provide <u>both</u> closer and latch.)	2
	602.1	Drinking fountain is non-compliant. Location of drinking fountain interferes with push side maneuvering clearance at door to Dispatch Corridor.	Replace drinking fountain with compliant drinking fountain mounted at compliant height with clear floor space and toe/knee clearances. (602 Drinking Fountains. <u>602.1 General</u> . Drinking fountains shall comply with 307 and 602. <u>602.4 Spout Height</u> . Spout outlets shall be 36" max. above the finish floor or ground.)	4

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX LAVATORY (OFF DISPATCH CORRIDOR)	304.3	No turning space.	<p>Due to lack of required turning space and additional non-compliant items listed below, enlarge space to provide a compliant accessible lavatory. This appears to be possible by incorporating part of the Chief's Office.</p> <p>(304 Turning Space. <u>304.3 Size</u>. Turning space shall comply with 304.3.1 or 304.3.2. 304.3.1 Circular Space. The turning space shall be a space of 60" diameter min. The space shall be permitted to include knee and toe clearance complying with 306. 304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60" square min. with arms and base 36" wide min. Each arm of the T shall be clear of obstructions 12" min. in each direction and the base shall be clear of obstructions 24" min. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.)</p>	3
	306.3.3	Vertical knee clearance under sink is 24"/9" back.	(306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.)	
	308.3.1	Light switch is at 50". Paper towel dispenser is at 54 1/2". Disposable water closet seat cover is at 54 1/2".	(308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	
	309.4	Door has knob style hardware.	(309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX LAVATORY (OFF DISPATCH CORRIDOR)	404.2.3	Door is 28" wide.	(404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	
	404.2.4	Maneuvering clearance is: Pull - 14 1/2". Push - Corridor is 34 1/2" wide and does not provide the minimum hinge side push side clear maneuvering clearance of 42".	(404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-hinge/ Door or Gate Side-push/ Perpendicular to Doorway-42"/Parallel to Doorway (beyond latch side unless noted)-22") Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	
	603.3	Mirror bottom edge of reflecting surface is at 54 1/2".	(603 Toilet and Bathing Rooms. <u>603.3 Mirrors</u> . Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" max. above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" max. above the finish floor or ground.)	
	604.3.1 604.3.2	Sink overlaps the water closet floor clearance. (50" clear from edge of sink to water closet wall)	(604 Water Closets and Toilet Compartments. <u>604.3.1 Size</u> . Clearance around a water closet shall be 60" min. measured perpendicular from the side wall and 56" min. measured perpendicular from the rear wall. <u>604.3.2 Overlap</u> . The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX LAVATORY (OFF DISPATCH CORRIDOR)	604.5	No grab bars at water closet.	(604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars</u> . Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.)	
	604.7	Water closet paper dispenser centerline is in line with nose of the water closet.	(604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Water closet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	
	606.5	No pipe insulation at sink.	(606 Lavatories and Sinks. <u>606.5 Exposed Pipes and Surfaces</u> . Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.)	
DISPATCH CORRIDOR	309.4 404.2.3	Door from Dispatch Corridor to Office/Stair Corridor is 32" w. with knob style door hardware set.	<p>Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware <u>OR</u> provide offset hinges that provides compliant opening dimensions along with compliant lever style hardware.</p> <p>(309 Operable Parts. <u>309.4 Operation</u>. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.</p> <p>404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u>. Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees...)</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
OFFICE/STAIR CORRIDOR	307.2	EMS Run Reports drop-box is at 37" and protrudes 7" into circulation path.	Relocate EMS Run Reports drop-box so that it doesn't protrude on a circulation path <u>OR</u> install recessed box. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	307.2	Battery charging station protrudes into circulation path.	Relocate battery charging station so that it doesn't protrude on a circulation path. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
ADMINISTRATIVE ASSISTANT TO THE CHIEF	309.4 404.2.3	Door to Administrative Assistant to Chief and the door to Chief's Office is 32" w. with knob style hardware.	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware <u>OR</u> provide offset hinges that provides compliant opening dimensions along with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. 404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees...)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
ADMINISTRATIVE ASSISTANT TO THE CHIEF	404.2.4	Pull side maneuvering clearance is non-compliant into Office/Stair Corridor because of location of desk and into Chief's Office because of location of file cabinet.	Rearrange furniture to provide compliant pull side maneuvering clearance. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted) -18")	2
CAPTAIN'S/PLAN REVIEW OFFICE	309.4 404.2.3	Door is 32" w. with knob style hardware.	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware <u>OR</u> provide offset hinges that provides compliant opening dimensions along with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. 404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees...)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
DEPUTYS' OFFICE	309.4 404.2.3	Door 32" w. with knob style hardware.	<p>Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware <u>OR</u> provide offset hinges that provides compliant opening dimensions along with compliant lever style hardware.</p> <p>(309 Operable Parts. <u>309.4 Operation.</u> Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.</p> <p>404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width.</u> Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees...)</p>	2

Note:

1. This report does not address total number of restroom fixtures required for this facility. Consult the Massachusetts Plumbing Code to determine total fixture count requirements.
2. Massachusetts 521 CMR grab bar requirements - 30.8 GRAB BARS For the standard accessible toilet stall the water closet shall have two grab bars 42" long, one on the wall in back of the water closet and one on the side wall closest to the water closet.
3. IBC has deleted the "plus one tread" requirement at the bottom of a flight and only require a 12" extension at the bottom of the stair flight similar to 505.10.3.
4. There is no elevator in the building. There is no access from First Floor to Ground Floor or Second Floor.

A.3 ADA Compliance Report

Flint Memorial Library

147 Park Street

- BETA Facilities Exterior Assessment Report (ADA Priority 1)
- Branch Facilities Interior Assessment Report (ADA Priorities 2, 3, and 4)

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ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN (Facility Exterior)

COMPLIANCE SURVEY BY: BETA Group Inc.
701 George Washington Hwy
Lincoln, RI 02865
(401) 333-2382

Town of North Reading, MA
Public Accommodation
Surveyor: BS
Survey Date: 06/02/2021

Town of North Reading, MA / Library – 147 Park Street



LOCATION	ADA 2010 SECTION	EXISTING CONDITIONS COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR - PARKING				
Space 1	502.2	Space is 84" wide 502.2) Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.	Library parking lot includes 32 spaces overall which requires 2 accessible spaces. Reconfigure this area to include two (2) 8'-wide spaces with shared 8' wide access aisle if possible. At least one space must be van accessible.	1
Aisle 1	502.3.1	Aisle is 48" wide 502.3.1) Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.	See above, widen neighboring space and realign this aisle to be van accessible	1
EXTERIOR – ACCESSIBLE ROUTE				
Walkway 1, Walkway 3	302.1	Surfaces show distresses, such as cracking and spalling 302.1) Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.	Resurface areas to provide smooth access route	1
Entry/egress and threshold at SW3	404.2	Level landings at doorways shall provide room for door swing and maneuvering as specified in 404.2.4. Thresholds shall comply with 404.2.5.		
Directional Signage to Accessible entrance (All).	703	Signage shall comply with Section 703.	This signage is not specifically required by ADA law but has been added as a recommendation per public comment.	1
General	216.6	There are several entrances not all are accessible. Accessible entrance is marked at the location which has limited visibility. 216.6) Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.	Provide signage to identify accessible entrance in a way that is more visible from the public right of way.	1

ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN

COMPLIANCE SURVEY BY: Branch Architects
151 Broadway, Suite 250
Providence, RI 02903
(401) 712-2881

Town of North Reading, MA
Public Accommodation
Surveyor: VB + CW
Survey Date: 05/12/2021

Town of North Reading, MA / Flint Memorial Library

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON –COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
GENERAL				
SIGNAGE - EGRESS	216.4 703.1	There are no compliant signs identifying means of egress elements.	Provide compliant means of egress signs at all required locations. Relocate existing signs to compliant location. (216 Signs. <u>216.4 Means of Egress</u> . Signs for means of egress shall comply with 216.4. <u>216.4.1 Exit Doors</u> . Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u> . Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)	1
SIGNAGE – ROOM DESIGNATION	216.2 703.1	Room designation signs by dimension, height of letters, Braille characters, location or height are missing or are non-compliant.	Provide compliant room designation signs at all permanent interior rooms. Relocate existing or provide new compliant signs at compliant heights per 703.4 at latch side of door or per 703.4.2 (216 Signs. <u>216.2 Designations</u> . Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u> . Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)	2

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Flint Memorial Library

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MISC.	308.3.1	Various thermostats are at 58" min.	Relocate non-compliant thermostat(s) to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4
	404.2.11	Vision lights at multiple door locations are too high.	Replace with doors that provide compliant height vision lights. (404 Doors, Doorways, and Gates. <u>404.2.11 Vision Lights</u> . Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" max. above the finish floor.)	2
EXTERIOR				
MAIN ENTRANCE (BOW STREET)	504.2	Treads vary in depth. Risers vary in height.	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (504 Stairways. <u>504.2 Treads and Risers</u> . All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.)	n/a
	504.6 505.2 505.10.2 505.10.3	No handrails. No handrail extensions.*	Provide compliant handrails on both sides of stair with compliant handrail extensions. (504 Stairways. <u>504.6 Handrails</u> . Stairs shall have handrails complying with 505. 505 Handrails. <u>505.2 Where Required</u> . Handrails shall be provided on both sides of stairs and ramps. <u>505.10.2 Top Extension at Stairs</u> . At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MAIN ENTRANCE (BOW STREET)	504.6 505.2 505.10.2 505.10.3 CONT.		<p>505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.)</p> <p><u>*Massachusetts 521 CMR - 27.4.3 Extensions:</u> Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u>, extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u>, extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.</p>	
	1015.2 (IBC 2015)	Non-compliant guards at both sides stair.	<p>Provide compliant guards at both sides of stair.</p> <p>(1015.2 <u>Where Required.</u> Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side.</p> <p>1015.3 Height Required guards shall be not less than 42" high, measured vertically as follows:</p> <ol style="list-style-type: none"> 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.) 	2
		Stairs on either side of the Main Entrance are abandoned.	No action required for accessibility. Verify Life Safety requirements with local Authority having Jurisdiction. Re-evaluate accessibility when repairs are completed.	n/a

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
SIDE ENTRANCE (PARK STREET) EXIT ONLY	504.2	Treads vary in depth. Risers vary in height.	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (504 Stairways. <u>504.2 Treads and Risers</u> . All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.)	n/a
	504.6 505.2 505.10.2 505.10.3	No handrails. No handrail extensions.*	Provide compliant handrails on both sides of stair with compliant handrail extensions. (504 Stairways. <u>504.6 Handrails</u> . Stairs shall have handrails complying with 505. 505 Handrails. <u>505.2 Where Required</u> . Handrails shall be provided on both sides of stairs and ramps. <u>505.10.2 Top Extension at Stairs</u> . At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. <u>505.10.3 Bottom Extension at Stairs</u> . At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.) <u>*Massachusetts 521 CMR - 27.4.3 Extensions</u> : Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u> , extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u> , extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
SIDE ENTRANCE (PARK STREET) EXIT ONLY	1015.2 (IBC 2015)	No guards.	Provide compliant guards sides both sides of stair. (1015.2 <u>Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. 1015.3 Height Required guards shall be not less than 42" high, measured vertically as follows: 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.)	2
MEETING & MUSIC ROOM EXIT (ADJACENT TO PARKING LOT)	404.2.4	Door at the left has 7" pull maneuvering clearance.	Remove/replace asphalt curb/landing to provide compliant maneuvering clearance. (404 Doors, Doorways, and Gates . <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway(beyond latch side unless noted)-18")	2
HANDICAP ACCESSIBLE ENTRANCE	302.1	Irregular paving creates tripping hazard.	Correct issue and eliminate tripping hazard. (302 Floor or Ground Surfaces. <u>302.1 General</u> . Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR (BOW STREET)	308.2.1	Doorbell is at 53".	Relocate doorbell to compliant height. (308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48" max. and the low forward reach shall be 15" min. above the finish floor or ground.)	2
	404.2.4	Door does not have compliant pull side maneuvering clearance.	Wheelchair/accessible entrance is provided elsewhere, no action required. (404 Doors, Doorways, and Gates . <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	n/a
	504.2	Riser height is 8 1/2".	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (504 Stairways. <u>504.2 Treads and Risers</u> . All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.)	n/a
	504.6 505.2 505.10.2 505.10.3	No handrails. No handrail extensions.*	Provide compliant handrails on both sides of stair with compliant handrail extensions. (504 Stairways. <u>504.6 Handrails</u> . Stairs shall have handrails complying with 505. 505 Handrails. <u>505.2 Where Required</u> . Handrails shall be provided on both sides of stairs and ramps. <u>505.10.2 Top Extension at Stairs</u> . At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR (BOW STREET)	504.6 505.2 505.10.2 505.10.3 CONT.		<p>505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.)</p> <p><u>*Massachusetts 521 CMR - 27.4.3 Extensions:</u> Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u>, extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u>, extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.</p>	
	1015.2 (IBC 2015)	Non-compliant guard.	<p>Provide compliant guard at stair.</p> <p>(1015.2 <u>Where Required.</u> Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side.</p> <p>1015.3 Height Required guards shall be not less than 42" high, measured vertically as follows:</p> <ol style="list-style-type: none"> 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.) 	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
BASEMENT				
ELEVATOR	703.2.5	Floor numbers are 2 1/2" h.	Replace with compliant numbers. (703 Signs. <u>703.2.5 Character Height</u> . Character height measured vertically from the baseline of the character shall be 5/8" min. and 2" max. based on the height of the uppercase letter "I".)	2
CORRIDOR (LOBBY TO LAVATORY CORRIDOR)	307.2	Surface-mounted fire pump alarm panel protrudes into circulation path 7" from wall.	Relocate panel so that it doesn't protrude on a circulation path <u>OR</u> install recessed panel <u>OR</u> provide complaint barrier at floor. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	307.2	Multiple locations where surface-mounted fire extinguisher protrudes into circulation path.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	309.4	Multiple doors have knob style hardware.	Provide compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CORRIDOR (LOBBY TO LAVATORY CORRIDOR)	404.2.4	Door between Corridor and Lavatory Corridor provides 8" push side clearance. (door provided with both closer and latch)	If this door/frame is not part of a fire rated wall assembly, replace hardware set with push/pull hardware eliminating latch and by doing so only requiring 0" push side clearance <u>OR</u> remove closer <u>OR</u> provide door with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances.</u> Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction-front/ Door or Gate Side-push/ Perpendicular to Doorway-48"/ Parallel to Doorway (beyond latch side unless noted)-12") (door provided with both closer and latch)	2
	404.2.4.3	Door from Corridor to egress stair is recessed 24". (door provided with both closer and latch)	If structurally feasible, remove section of wall to provide the required 12" push side maneuvering clearance for door provided with both closer and latch <u>OR</u> provide door with compliant automatic push button door opener. (review by licensed structural engineer required prior to any work being performed) (404 Doors, Doorways, and Gates. <u>404.2.4.3 Recessed Doors and Gates.</u> Maneuvering clearances for forward approach shall be provided when any obstruction within 18" of the latch side of a doorway projects more than 8" beyond the face of the door, measured perpendicular to the face of the door or gate.)	2
LAVATORY CORRIDOR (CORRIDOR TO MEETING & MUSIC ROOM)	306.3.3 602.4	Drinking fountain vertical knee clearance is 26". Drinking fountain top is at 37 1/2".	Provide compliant drinking fountain mounted at compliant height. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth.</u> Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground. 602 Drinking Fountains . <u>602.4 Spout Height.</u> Spout outlets shall be 36" max. above the finish floor or ground.)	4

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
LAVATORY CORRIDOR (CORRIDOR TO MEETING & MUSIC ROOM)	404.2.4.3	Door from Lavatory Corridor to Meeting & Music Room, Mens Lavatory and Womens Lavatory are recessed 12" +/-. (doors provided with both closer and latch)	If structurally feasible, remove section of wall to provide the required 12" push side maneuvering clearance for door provided with both closer and latch <u>OR</u> provide door with compliant automatic push button door opener. (review by licensed structural engineer required prior to any work being performed) (404 Doors, Doorways, and Gates. <u>404.2.4.3 Recessed Doors and Gates</u> . Maneuvering clearances for forward approach shall be provided when any obstruction within 18" of the latch side of a doorway projects more than 8" beyond the face of the door, measured perpendicular to the face of the door or gate.)	2
MEN'S LAVATORY	306.3.3 606.3	Vertical knee clearance under the counter is 25 3/4". (countertop is at 31 1/2")	Remove section of counter apron to provide compliant knee clearance (left sink) <u>OR</u> replace counter to provide compliant knee clearance. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground. 606 Lavatories and Sinks. <u>606.3 Height</u> . Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground.)	3
	308.3.1	Paper towel dispenser is at 51".	Relocate light switch and thermostat and relocate paper towel dispenser, to in front of soap dispenser, at compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	604.2	Water closet is located 21" off of side wall.	Relocate water closet to compliant distance from side wall. (604 Water Closets and Toilet Compartments. <u>604.2 Location</u> . The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" min. to 18" max. from the side wall or partition, except that the water closet shall be 17" min. and 19" max. from the side wall or partition in the ambulatory accessible water closet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.)	3
	604.5 609.3 609.4	Rear grab bar removed from wall. It appears that height of grab bar interfered with water closet auto flush valve.	Re-install rear grab bar w/blocking at top range of grab bar height to clear auto flush valve <u>AND/OR</u> replace auto flush valve with shorter unit. (604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars</u> . Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. 609 Grab Bars. <u>609.3 Spacing</u> . The space between the wall and the grab bar shall be 1 1/2". The space between the grab bar and projecting objects below and at the ends shall be 1 1/2" min. The space between the grab bar and projecting objects above shall be 12" min. <u>609.4 Position of Grab Bars</u> . Grab bars shall be installed in a horizontal position, 33" min. and 36" max. above the finish floor measured to the top of the gripping surface...)	3
	604.5.1 609.4	Side grab bar is 42" long located 3" from wall and extending 45".	Relocate grab bar to compliant distance from rear wall and match vertical distance of rear grab bar. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall. 609 Grab Bars. <u>609.4 Position of Grab Bars</u> . Grab bars shall be installed in a horizontal position, 33" min. and 36" max. above the finish floor measured to the top of the gripping surface.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	604.7	Water closet paper dispenser centerline is at a non-compliant distance in front of the water closet.	Relocate water closet paper dispenser to compliant distance in front of water closet and below side grab bar. (604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Water closet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	3
	604.8.1.1	Water closet stall is 59 1/2" perpendicular to the side wall. (wall mounted water closet)	Relocate partition to provide compliant width. (this may require modifying adjacent wall heater cover or moving unit) (604 Water Closets and Toilet Compartments. <u>604.8.1.1 Size</u> . Wheelchair accessible compartments shall be 60" wide min. measured perpendicular to the side wall, and 56" deep min. for wall hung water closets and 59" deep min. for floor mounted water closets measured perpendicular to the rear wall.)	3
	606.2 305.3	Centerline of the urinal (right) is 13" off of the sink wall and does not provide forward approach clearance centered on the urinal.	Relocate urinal to the left that provides compliant clear floor space. (606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. 305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48 inches max.)	3
WOMEN'S LAVATORY	306.3.3 606.3	Vertical knee clearance under the counter is 26". (countertop is at 31 1/2")	Remove section of counter apron to provide compliant knee clearance (left sink) <u>OR</u> replace counter to provide compliant knee clearance. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground. 606 Lavatories and Sinks. <u>606.3 Height</u> . Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
WOMEN'S LAVATORY	308.3.1	Paper towel dispenser obstructs clear floor space at accessible sink by 6' and is mounted at 49" bottom.	Relocate paper towel dispenser to opposite wall at compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	3
	604.5 609.3 609.4	Accessible stall: Rear grab bar removed from wall. It appears that height of grab bar interfered with water closet auto flush valve.	Re-install rear grab bar w/blocking at top range of grab bar height to clear auto flush valve <u>AND/OR</u> replace auto flush valve with shorter unit. (604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars</u> . Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. 609 Grab Bars. <u>609.3 Spacing</u> . The space between the wall and the grab bar shall be 1 1/2". The space between the grab bar and projecting objects below and at the ends shall be 1 1/2" min. The space between the grab bar and projecting objects above shall be 12" min. <u>609.4 Position of Grab Bars</u> . Grab bars shall be installed in a horizontal position, 33" min. and 36" max. above the finish floor measured to the top of the gripping surface...)	3
	604.5.1 609.4	Accessible stall: Side grab bar is 42" long located 5" from wall and extending 47".	Relocate grab bar to compliant distance from rear wall and match vertical distance of rear grab bar. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall. 609 Grab Bars. <u>609.4 Position of Grab Bars</u> . Grab bars shall be installed in a horizontal position, 33" min. and 36" max. above the finish floor measured to the top of the gripping surface.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
WOMEN'S LAVATORY	604.7	Accessible stall: Water closet paper dispenser centerline is at a non-compliant distance in front of the water closet.	Relocate water closet paper dispenser to compliant distance in front of water closet and below side grab bar. (604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Water closet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	3
SERVER ROOM	308.2.2 308.3.2	Worktop countertop is at 36" and has no clear floor space below.	Modify section of base cabinets to provide compliant clear floor space at obstructed forward reach <u>OR</u> lower section of counter/base cabinets to provide compliant obstructed parallel reach. (308 Reach Ranges. <u>308.2.2 Obstructed High Reach</u> . Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max. and the reach depth shall be 25" max. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2
FIRST FLOOR				
OFFICE	309.4	Doors have knob style hardware.	Replace with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CHECKOUT	305.3	Non-compliant clear floor space (employee side) at the lower countertop. (32 1/2" high x 35" wide)	Relocate water cooler bottles and trash bin to provide compliant clearance. (305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" min.)	2
	305.3	Non-compliant clear floor space at the higher 38" high countertop. (clear floor space is 28" wide)	Compliant counter is provided at lower section of counter. (305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" min.)	n/a
	403.5.1	Two points of access to the employee side of the counter. (one at 30" wide and one at 34" wide)	No action is required because one point of access is compliant based on the exception. (403 Walking Surfaces. <u>403.5.1 Clear Width</u> . Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36" min. EXCEPTION: The clear width shall be permitted to be reduced to 32" min. for a length of 24" max. provided that reduced width segments are separated by segments that are 48" long min. and 36" wide min.)	n/a
OPEN AREA/ CORRIDOR (AT FRONT OF CHECKOUT/ LAVATORIES)	308.3.1	Lavatory key hooks are at 51".	Relocate Lavatory key hooks to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
	308.2.2	Catalog computer terminal kiosk is at 39 1/2".	Replace <u>OR</u> add additional computer terminal counter kiosk. (308 Reach Ranges. <u>308.2.2 Obstructed High Reach</u> . Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max. and the reach depth shall be 25" max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	212.3	Faucet has been removed at accessible sink.	Provide compliant faucet at sink. (212 Kitchens, Kitchenettes, and Sinks. <u>212.3 Sinks</u> . Where sinks are provided, at least 5 percent, but no fewer than one, of each type provided in each accessible room or space shall comply with 606. EXCEPTION: Mop or service sinks shall not be required)	3
	306.3.3 606.3	Vertical knee clearance under the counter is 26". (countertop is at 32")	Remove section of counter apron to provide compliant knee clearance (left sink) <u>OR</u> replace counter to provide compliant knee clearance. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground. 606 Lavatories and Sinks. <u>606.3 Height</u> . Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground.)	3
	308.2.2	Because of non-compliant knee clearance at counter soap dispenser location is non-compliant for forward approach/knee clearance.	Adjust counter height or countertop apron dimension to provide compliant knee clearance. (308 Reach Ranges. <u>308.2.2 Obstructed High Reach</u> . Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max. and the reach depth shall be 25" max.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	404.2.4	Push side maneuvering clearance is 10". (door has both closer, hinge-type, and latch)	Remove lever style hardware set and replace with compliant push/pull hardware <u>OR</u> provide door with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-push/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-12") (door provided with both closer and latch) *0 if door does not have both closer and latch.)	2
	604.4	Water closet seat is at 16".	Raise wall mounted water closet to provide compliant seat height <u>OR</u> provide "booster" seat. (604 Water Closets and Toilet Compartments. <u>604.4 Seats</u> . The seat height of a water closet above the finish floor shall be 17" min. and 19" max. measured to the top of the seat. Seats shall not be sprung to return to a lifted position.)	3
	604.5 609.3 609.4	Rear grab bar removed from wall. It appears that height of grab bar interfered with water closet auto flush valve.	Re-install rear grab bar w/blocking at top range of grab bar height to clear auto flush valve <u>AND/OR</u> replace auto flush valve with shorter unit. (604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars</u> . Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. 609 Grab Bars. <u>609.3 Spacing</u> . The space between the wall and the grab bar shall be 1 1/2". The space between the grab bar and projecting objects below and at the ends shall be 1 1/2" min. The space between the grab bar and projecting objects above shall be 12" min. <u>609.4 Position of Grab Bars</u> . Grab bars shall be installed in a horizontal position, 33" min. and 36" max. above the finish floor measured to the top of the gripping surface...)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	604.5.1 609.4	Side grab bar is 42" long located 3" from wall and extending 45" and is 29 1/2" above floor.	Relocate grab bar to compliant distance from rear wall and match vertical distance of rear grab bar. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall. 604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall. 609 Grab Bars. <u>609.4 Position of Grab Bars</u> . Grab bars shall be installed in a horizontal position, 33" min. and 36" max. above the finish floor measured to the top of the gripping surface.)	3
	605.2 308.2.2	Bottom of the urinal is at 21". Urinal has motion sensor - push button is at 50".	Replace urinal with compliant mounted urinal with compliant forward reach range. (605 Urinals. <u>605.2 Height and Depth</u> . Urinals shall be the stall-type or the wall-hung type with the rim 17" max. above the finish floor or ground. Urinals shall be 13 1/2" deep min. measured from the outer face of the urinal rim to the back of the fixture. 308 Reach range. <u>308.2.2 Obstructed High Reach</u> . Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max. Where the reach depth exceeds 20" the high forward reach shall be 44" max. and the reach depth shall be 25" max.)	3
	609.3	Water closet paper dispenser is located 6" from the top of the grab bar.	Relocate water closet paper dispenser to compliant distance in front of water closet and below side grab bar. (609 Grab Bars. <u>609.3 Spacing</u> . The space between the wall and the grab bar shall be 1 1/2". The space between the grab bar and projecting objects below and at the ends shall be 1 1/2" min. The space between the grab bar and projecting objects above shall be 12" min.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
WOMEN'S LAVATORY	306.3.3 606.3	Vertical knee clearance under the counter is 25 1/2". (countertop is at 31 1/2")	Remove section of counter apron to provide compliant knee clearance (left sink) <u>OR</u> replace counter to provide compliant knee clearance. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground. 606 Lavatories and Sinks. <u>606.3 Height</u> . Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground.)	3
	308.2.2	Because of non-compliant knee clearance at counter soap dispenser/paper towel dispenser location are non-compliant for forward approach/knee clearance.	Adjust counter height or counter apron dimension to provide compliant knee clearance. (308 Reach Ranges. <u>308.2.2 Obstructed High Reach</u> . Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max. and the reach depth shall be 25" max.)	3
	404.2.4	Push side maneuvering clearance is 11". (door has both closer, hinge-type, and latch)	Remove lever style hardware set and replace with compliant push/pull hardware <u>OR</u> provide door with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-push/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-12" (door provided with both closer and latch) *0 if door does not have both closer and latch.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
WOMEN'S LAVATORY	604.4	Water closet seat is at 16 1/2".	Raise wall mounted water closet to provide compliant seat height OR provide "booster" seat. (604 Water Closets and Toilet Compartments. <u>604.4 Seats</u> . The seat height of a water closet above the finish floor shall be 17" min. and 19" max. measured to the top of the seat. Seats shall not be sprung to return to a lifted position.)	3
	604.5 609.3 609.4	Rear grab bar removed from wall. It appears that height of grab bar interfered with water closet auto flush valve.	Re-install rear grab bar w/blocking at top range of grab bar height to clear auto flush valve <u>AND/OR</u> replace auto flush valve with shorter unit. (604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars</u> . Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. 609 Grab Bars. <u>609.3 Spacing</u> . The space between the wall and the grab bar shall be 1 1/2". The space between the grab bar and projecting objects below and at the ends shall be 1 1/2" min. The space between the grab bar and projecting objects above shall be 12" min. <u>609.4 Position of Grab Bars</u> . Grab bars shall be installed in a horizontal position, 33" min. and 36" max . above the finish floor measured to the top of the gripping surface...)	3
	604.5.1 609.4	Side grab bar is 42" long located 3" from the rear wall extending 45" and is 30" above floor.	Relocate to compliant distance from rear wall and height above floor. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall. 609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33" min. and 36" max. above the finish floor measured to the top of the gripping surface.)	3
	609.3	Water closet paper dispenser is located 6" from the top of the grab bar.	Relocate water closet paper dispenser to compliant distance in front of water closet and below side grab bar. (609 Grab Bars. <u>609.3 Spacing</u> . The space between the wall and the grab bar shall be 1 1/2". The space between the grab bar and projecting objects below and at the ends shall be 1 1/2" min. The space between the grab bar and projecting objects above shall be 12" min.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
BROWSING	308.3.2	Bottom of shelf at wall is at 60".	Relocate items on shelf to location that provides compliant reach range. (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2
	308.3.2	Coffee cart countertop is at 36". Button at coffee dispenser is 54".	Provide coffee cart with compliant reach range. (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2
A/V & TAPES	308.3.2	Bottom of shelf at wall is at 60".	Relocate items on shelf to location that provides compliant reach range. (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2
SECOND FLOOR				
REFERENCE	305.3	Control at copier does not provide accessible clear floor space.	Move location of copier or turn copier so it faces main aisle and move furniture over to the left to accommodate copier width. (305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
REFERENCE	306.3.3	One of two public computer terminal kiosks is non-compliant for vertical knee clearance. (26 1/2" clear vertical clear distance.)	Replace with compliant computer terminal kiosk to match existing. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.)	2
	306.3.3	Computer terminal desk adjacent to copier has a vertical knee clearance of 25".	Replace with computer terminal desk that provides compliant clearances. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.)	2
	308.3.1	Top shelf at stacks is at 68".	Relocate items on top shelf to compliant height shelf/add additional stacks as required to accommodate relocated items. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
	308.3.1	Coat hooks are at 64".	Relocate coat hooks to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
LIBRARY OFFICE & ADJOINING OFFICE	309.4	Door has knob style hardware.	Replace door knob with compliant lever style hardware. (309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
LIBRARY OFFICE & ADJOINING OFFICE	404.2.3 1010.1.1 (2015 IBC)	Doors are 32"-33" wide.	Widen door opening and replace with new door/frame/vision light that provides compliant opening dimensions with compliant lever style hardware <u>OR</u> provide door with offset hinges that provides compliant width with compliant vision light and compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . EXCEPTIONS: 2. Door closers and door stops shall be permitted to be 78" min. above the finish floor or ground. <u>1010.1.1 Size of Doors</u> . The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32". Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). Where this section requires a min. clear width of 32" and a door opening includes two door leaves without a mullion, one leaf shall provide a clear opening width of 32". The max. width of a swinging door leaf shall be 48" nominal... <u>The height of door openings shall be not less than 80".</u>)	2
WORK STATION ALCOVE	606.5	(3) Work stations have a vertical knee clearance of 24 3/4".	Replace non-compliant stations with compliant stations. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.)	2
LOCAL HISTORY	404.2.4	Non-compliant pull side maneuvering clearance.	Move furniture to provide compliant pull side maneuvering clearance. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/ Parallel to Doorway (beyond latch side unless noted)-18")	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEZZANINE FLOOR				
STACKS	308.3.1	Top shelf at stacks is at 68".	Relocate items on top shelf to compliant height shelf/add additional stacks as required to accommodate relocated items. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
CHILDREN'S FLOOR				
CHILDREN'S SERVICES	306.3.3 403.5.1	Main desk vertical knee clearance is 25 3/4". (Two points of access to the employee side of the main desk are 28" clear width)	Modify section of desk to provide compliant knee clearance <u>OR</u> replace desk and move out from wall to provide compliant clear width. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground. 403 Walking Surfaces. <u>403.5.1 Clear Width</u> . Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36" min. EXCEPTION: The clear width shall be permitted to be reduced to 32" min. for a length of 24" max. provided that reduced width segments are separated by segments that are 48" long min. and 36" wide min.)	2
	308.2.2	Top of computer station kiosk is 39 1/4".	Replace <u>OR</u> add additional computer terminal counter kiosk. (308 Reach Ranges. <u>308.2.2 Obstructed High Reach</u> . Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max. and the reach depth shall be 25" max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CHILDREN'S SERVICES	308.3.1	Top shelf at stacks is at 55".	Relocate items on top shelf to compliant height shelf/add additional stacks as required to accommodate relocated items. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
	308.3.2	Top of cabinet at back wall of main desk is at 43" and bottom shelf above is at 50".	Provide compliant height shelf <u>OR</u> relocate items on shelves to location that provides compliant height. (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2
STAFF LAVATORY	306.3.3	Vertical knee clearance under counter is 23".	Provide compliant sink with required knee/toe clearance. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAFF LAVATORY	404.2.4	Non-compliant pull side maneuvering clearance at door. (diagonal timber brace at pull side)	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/ Parallel to Doorway (beyond latch side unless noted)-18")	n/a
	604.2	Centerline of the water closet is 22" from the right side wall.	Relocate water closet and associated plumbing to compliant distance from side wall. (relocate wall mounted waste receptacle as required) (604 Water Closets and Toilet Compartments. <u>604.2 Location</u> . The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" min. to 18" max. from the side wall or partition, except that the water closet shall be 17" min. and 19" max. from the side wall or partition in the ambulatory accessible water closet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.)	3
	604.3.1 604.3.2	Sink overlaps the required 60" water closet clearance. (centerline of sink to centerline of water closet is 40")	Relocate sink to the left (corner of wall) to provide compliant clearance at water closet. (604 Water Closets and Toilet Compartments. <u>604.3.1 Size</u> . Clearance around a water closet shall be 60" min. measured perpendicular from the side wall and 56" min. measured perpendicular from the rear wall. 604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAFF LAVATORY	604.5.1	Side grab bar is 42" long located 3" from the rear wall and extending 45".	Relocate the grab bar to the compliant offsets. (604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3
	604.5.2	Rear grab bar is 36" long located 3" from the rear wall extending 39".	Relocate the grab bar to the compliant offsets after water closet has been relocated. (604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min. and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	3
	604.7	Water closet paper dispenser centerline is at a non-compliant distance in front of the water closet.	Relocate water closet paper dispenser to compliant distance in front of water closet. (604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Water closet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	3
	606.5	No pipe insulation at the sink.	Install compliant insulation below the sink. (606 Lavatories and Sinks. <u>606.5 Exposed Pipes and Surfaces</u> . Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.)	3
UNISEX LAVATORY	306.3.3 606.3	Vertical knee clearance under sink is 24".	Provide sink at compliant height with required knee/toe clearance. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground. 606 Lavatories and Sinks. <u>606.3 Height</u> . Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX LAVATORY	604.7	Water closet paper dispenser is located at rear wall adjacent to toilet.	Relocate water closet paper dispenser to compliant distance in front of water closet. (604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Water closet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	3
	604.3.1 604.3.2	Sink overlaps the required 60" water closet clearance.	Locate to different wall to provide compliant clearances. (604 Water Closets and Toilet Compartments. <u>604.3.1 Size</u> . Clearance around a water closet shall be 60" min. measured perpendicular from the side wall and 56" min. measured perpendicular from the rear wall. 604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.)	3
	604.5	No side/rear grab bars at the water closet.	Provide compliant custom grab bar that attaches to rear wall/floor. Provide compliant rear grab bar both at compliant dimensions. (604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars</u> . Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.)	3
	606.2 305.3	Centerline of the sink is 12" off of the wall and does not provide forward approach clearance centered on the sink.	Locate to different wall to provide compliant clearances. (606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. 305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" max.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX LAVATORY	606.5	No pipe insulation at the sink.	Install compliant insulation below the sink. (606 Lavatories and Sinks. <u>606.5 Exposed Pipes and Surfaces</u> . Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.)	3
STAFF AREA	606.2 305.3	Clear floor space at drinking fountain is 24" wide x 43" deep.	Relocate drinking fountain to location that provides compliant clear floor space. (606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. 305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" max.)	3
STAIRS				
HANDICAP ACCESSIBLE ENTRANCE LOBBY STAIR	404.2.4	Doors into stairs do not have compliant pull side maneuvering clearance.	Provide doors with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	2
	505.2 505.3	No handrails at the open side of the stairs/landings.	Provide compliant handrails that are continuous. (505 Handrails. <u>505.2 Where Required</u> . Handrails shall be provided on both sides of stairs and ramps. <u>505.3 Continuity</u> . Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
HANDICAP ACCESSIBLE ENTRANCE LOBBY STAIR	505.4	Multiple situations where the handrails against the outside wall are not at the required height range as measured above the stair nosing.	Relocate/replace handrails to compliant height. (505 Handrails. <u>505.4 Height</u> . Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.)	2
	505.10	Multiple situations where the handrails against the outside wall at both the top and bottom of a stair flight do not have the required handrail extension dimension.	Replace with compliant handrails that have compliant handrail extensions at both the top and bottom of the stair run. (505 Handrails. <u>505.10 Handrail Extensions</u> . Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10. 505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. 505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.) <u>*Massachusetts 521 CMR - 27.4.3 Extensions</u> : Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u> , extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u> , extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
HANDICAP ACCESSIBLE ENTRANCE LOBBY STAIR	1015.2 (IBC 2015)	Top of guards varies in height between 32" – 34". (guard at Children's Services stair landing is 42 1/2")	Provide compliant guards. (1015.2 <u>Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side.)	2
	1015.2 1015.3 (IBC 2015)	Multiple locations where stair flight runs by window and does not have guard.	Provide complaint guards at each location. (1015.2 <u>Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. <u>1015.3 Height</u> . Required guards shall be not less than 42" high, measured vertically as follows: 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.)	2
INTERIOR STAIR	404.2.4	Doors into stairs do not have compliant pull side clearance.	Provide doors with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. 404.2.4 <u>Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
INTERIOR STAIR	404.2.4	Door at basement to Meeting & Music Room does not have compliant push side clearance.	Provide door with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-push/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted) - 12") (door provided with both closer and latch)	2
	505.2 505.3	No handrails at the open side of the stairs/landings.	Provide compliant continuous handrails. (505 Handrails. <u>505.2 Where Required</u> . Handrails shall be provided on both sides of stairs and ramps. 505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.)	2
	1015.2 1015.3 (IBC 2015)	Top of guards varies in height between 33" – 34". (guard at first floor landing is 41")	Provide compliant guards. (1015.2 <u>Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. <u>1015.3 Height</u> . Required guards shall be not less than 42" high, measured vertically as follows: 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR (ADJACENT TO PARKING LOT)	307.4	No barrier at basement floor preventing person from walking under stair.	Add compliant barrier at the basement floor. (307 Protruding Objects. <u>307.4 Vertical Clearance</u> . Vertical clearance shall be 80" high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" max. above the finish floor or ground.)	2
	404.2.4	Doors into stairs do not have compliant pull side maneuvering clearance.	Provide doors with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. 404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	2
	1015.2 1015.3 (IBC 2015)	Top of guards is at 33".	Provide compliant guards. (1015.2 <u>Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. <u>1015.3 Height</u> . Required guards shall be not less than 42" high, measured vertically as follows: 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION NON-COMPLIANT COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR (ADJACENT TO PARKING LOT)	1015.2 1015.3 (IBC 2015)	Multiple locations where stair flight runs by window and does not have guard.	Provide complaint guards at each location. (1015.2 <u>Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. <u>1015.3 Height</u> . Required guards shall be not less than 42" high, measured vertically as follows: 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.)	2

Note(s):

1. This report does not address total number of restroom fixtures required for this facility. Consult the Massachusetts Plumbing Code to determine total fixture count requirements.
2. Massachusetts 521 CMR grab bar requirements - 30.8 GRAB BARS For the standard accessible toilet stall the water closet shall have two grab bars 42" long, one on the wall in back of the water closet and one on the side wall closest to the water closet.
3. IBC has deleted the "plus one tread" requirement at the bottom of a flight and only require a 12" extension at the bottom of the stair flight similar to 505.10.3.

A.4 ADA Compliance Report

Senior Center

157 Park Street

- BETA Facilities Exterior Assessment Report (ADA Priority 1)
- Branch Facilities Interior Assessment Report (ADA Priorities 2, 3, and 4)

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ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN (Facility Exterior)

COMPLIANCE SURVEY BY: BETA Group Inc.
701 George Washington Hwy
Lincoln, RI 02865
(401) 333-2382

Town of North Reading, MA
Public Accommodation
Surveyor: BS
Survey Date: 06/02/2021

Town of North Reading, MA / Senior Center – 157 Park Street



LOCATION	ADA 2010 SECTION	EXISTING CONDITIONS COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR - PARKING				
Aisle 1	502.3.3	Paint is faded with cracking starting. 502.3.3) Access aisles shall be marked so as to discourage parking in them.	Repaint	1
EXTERIOR - ACCESS ROUTE				
Aisle 1	406.2	Change in level from aisle to walkway is 1". 406.2) Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level	Repair aisle transition to be flush with walkway	1
Sidewalk 1	302.1	Surface has distresses throughout such as cracking and depressions (approx. 1,230 SF / 136 SY). 302.1) Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.	Spot Repairs for approximately 50% of sidewalk	1
Ramp 1	405.2	Slope is over 8.3% in several spots. 405.2) Ramp runs shall have a running slope not steeper than 1:12.	Replace	1
Ramp 1, Ramp 2	405.7.1	Landing slopes exceed 2%. 405.7.1) Landings shall comply with 302. Changes in level are not permitted. 302.1) Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.	Replace	1
Ramp 1, Ramp 2	405.4	Surface is rough and spalling has begun in several areas. 405.4) Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs 302.1) Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.	Replace	1
General	Recommend	Provide accessible route off of property to access existing sidewalks within the adjacent public right of way.	Place walkway	n/a

ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN

COMPLIANCE SURVEY BY: Branch Architects
151 Broadway, Suite 250
Providence, RI 02903
(401) 712-2881

Town of North Reading, MA
Public Accommodation
Surveyor: VB + CW
Survey Date: 05/12/2021

Town of North Reading, MA / Senior Center

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
GENERAL				
SIGNAGE - EGRESS	216.4 703.1	Signage identifying means of egress does not exist or is at non-compliant proximity to egress door.	<p>Provide compliant means of egress signs at all required locations. Relocate existing signs to compliant location.</p> <p>(216 Signs. <u>216.4 Means of Egress</u>. Signs for means of egress shall comply with 216.4. <u>216.4.1 Exit Doors</u>. Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u>. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)</p>	1
SIGNAGE – ROOM DESIGNATION	216.2 703.1	Room designation signs by dimension, height of letters, Braille characters, location or height are missing or are non-compliant.	<p>Provide compliant room designation signs at all permanent interior rooms. Relocate existing or provide new compliant signs at compliant heights per 703.4 at latch side of door or per 703.4.2</p> <p>(216 Signs. <u>216.2 Designations</u>. Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u>. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)</p>	2

10/01/2021

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Senior Center

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR				
RAMP				1
	302.1	Irregular surface creates tripping hazards.	Remove existing ramp and replace with compliant ramp, landings, barrier protection, guards and railings. The additional non-compliant items listed add to the need to replace existing ramp. (302 Floor or Ground Surfaces. <u>302.1 General</u> . Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.)	
	405.7 405.7.2 405.7.3	Landing width and length at the top and bottom are undersized.	(405 Ramps. <u>405.7 Landings</u> . Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7. <u>405.7.2 Width</u> . The landing clear width shall be at least as wide as the widest ramp run leading to the landing. <u>405.7.3 Length</u> . The landing clear length shall be 60" long min.)	
	405.9	No edge protection.	(405 Ramps. <u>405.9 Edge Protection</u> . Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.)	
	1015.2 1015.3 (2015 IBC)	Guards are at 34". (pickets are 6 3/4" clear)	(<u>1015.2 Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. <u>1015.3 Height</u> . Required guards shall be not less than 42" high, measured vertically as follows: 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR STAIR (SIDE STAIR AT RAMP)	302.1 504.2 505.4 505.2 505.10	Landing at the bottom is not level. Risers average 8". (tread depth averages 13") Handrail is at 33". No handrail extensions.*	Remove stair and replace with compliant stair. The additional non-compliant items listed add to the need to replace existing stair. (302 Floor or Ground Surfaces. <u>302.1 General</u> . Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.) (504 Stairways. <u>504.2 Treads and Risers</u> . All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.) (504 Stairways. <u>505.4 Height</u> . Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.) (504 Stairways. <u>505.2 Where Required</u> . Handrails shall be provided on both sides of stairs and ramps. 504.6 Handrails. Stairs shall have handrails complying with 505. 505 Handrails. <u>505.10 Handrail Extensions</u> . Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10. (505 Handrails. <u>505.10.2 Top Extension at Stairs</u> . At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. <u>505.10.3 Bottom Extension at Stairs</u> . At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.)	1

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR STAIR (SIDE STAIR AT RAMP)	505.2 505.10 CONT. 1015.2 1015.3 (2015 IBC)	No guards.	<p>*Massachusetts 521 CMR - 27.4.3 Extensions: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: a. <u>At the top</u>, extend at least 12" beyond the top riser and parallel with the floor or ground surface. b. <u>At the bottom</u>, extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.</p> <p>(1015.2 Where Required. Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side.</p> <p><u>1015.3 Height.</u> Required guards shall be not less than 42" high, measured vertically as follows:</p> <ol style="list-style-type: none"> 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.) 	
EXTERIOR STAIRS (FRONT STAIRS)	504.2	Risers at stairs down from landing vary 6"-8 1/2" with 2 1/2" step down at left door and 3 1/2" step down at right door. (tread depth is compliant at 12 1/2")	<p>Replace with compliant stairs, landings, railings and guards.</p> <p>(504 Stairways. <u>504.2 Treads and Risers.</u> All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.)</p>	1

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR STAIRS (FRONT STAIRS)	505.4	Handrail is at 28".	<p>Replace with compliant handrail.</p> <p>(505 Handrails. <u>505.4 Height</u>. Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.)</p>	1
	505.10 505.10.2 505.10.3	No handrail extensions.*	<p>Provide handrail extensions at new handrails.</p> <p>(504 Stairways. <u>505.2 Where Required</u>. Handrails shall be provided on both sides of stairs and ramps.</p> <p>504.6 Handrails. Stairs shall have handrails complying with 505.</p> <p>505 Handrails. <u>505.10 Handrail Extensions</u>. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.</p> <p>(505 Handrails. <u>505.10.2 Top Extension at Stairs</u>. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.</p> <p><u>505.10.3 Bottom Extension at Stairs</u>. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.)</p> <p><u>*Massachusetts 521 CMR - 27.4.3 Extensions</u>: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u>, extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u>, extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.</p>	1

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR STAIRS (FRONT STAIRS)	1015.2 1015.3 (2015 IBC)	No guards.	Provide compliant guards. (<u>1015.2 Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. <u>1015.3 Height</u> . Required guards shall be not less than 42" high, measured vertically as follows: 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.)	1
MISC.	305.3 308.3.1	Exterior fire alarm pull station between front stair and ramp is inaccessible because it is located within landscaped area.	Relocate fire alarm pull station to location that provides compliant clear floor/ground space and reach range. (305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" min. 308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
BASEMENT				
		Used for storage only.	No action required. No interior Public access.	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
FIRST FLOOR				
ENTRY VESTIBULE	404.2.4	Table interferes with maneuvering space at push side of door. (door has both closer and latch)	Relocate table to provide compliant maneuvering space. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-push/ Perpendicular to Doorway-48"/Parallel to Doorway (beyond latch side unless noted)-12") (door provided with both closer and latch)	2
MEN'S LAVATORY	213.2 EXCEPT. 1 304.3	No turning space.	Due to lack of required turning space and additional non-compliant items listed below, enlarge space to provide a compliant accessible lavatory. This may be possible by incorporating part of the Pantry and Common Room area . A detailed look will be required to be sure all compliant requirements can be met <u>OR</u> provide new unisex toilet room per 213.2 EXCEPTIONS 1. (213 Toilet Facilities and Bathing Facilities. <u>213.2 Toilet Rooms and Bathing Rooms</u> . Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603. EXCEPTIONS: 1. In alterations where it is technically infeasible to comply with 603, altering existing toilet or bathing rooms shall not be required where a single unisex toilet room or bathing room complying with 213.2.1 is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	213.2 EXCEPT. 1 304.3 CONT.		(304 Turning Space. <u>304.3 Size</u> . Turning space shall comply with 304.3.1 or 304.3.2. 304.3.1 Circular Space. The turning space shall be a space of 60" diameter min. The space shall be permitted to include knee and toe clearance complying with 306. 304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60" square min. with arms and base 36" wide min. ... The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.)	
	308.3.1	Paper towel dispenser is at 52".	(308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	
	603.3	Mirror bottom edge of reflecting surface is at 49".	(603 Toilet and Bathing Rooms. <u>603.3 Mirrors</u> . Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" max. above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" max. above the finish floor or ground.)	
	604.3.2	Water closet clearance and sink overlap.	(604 Water Closets and Toilet Compartments. <u>604.3.2 Overlap</u> . The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	604.5.1	Side wall grab bar is 36" long located 4" from the rear wall and extending 40" from the rear wall.	(604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	
	604.5.2	Rear wall grab bar is 36" long and extending from the centerline of the water closet 14" on the left side and 22" on the right side.	(604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	
	606.5	No insulation on the pipes below the sink.	(606 Lavatories and Sinks. <u>606.5 Exposed Pipes and Surfaces</u> . Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.)	
WOMEN'S LAVATORY	213.2 EXCEPT. 1 304.3	No turning space.	<p>Due to lack of required turning space and additional non-compliant items listed below, enlarge space to provide a compliant accessible lavatory. This may be possible by incorporating part of the adjacent Office/Check-In area. A detailed look will be required to be sure all compliant requirements can be met <u>OR</u> provide new unisex toilet room per 213.2 EXCEPTIONS 1.</p> <p>(213 Toilet Facilities and Bathing Facilities. <u>213.2 Toilet Rooms and Bathing Rooms</u>. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603. EXCEPTIONS: 1. In alterations where it is technically infeasible to comply with 603, altering existing toilet or bathing rooms shall not be required where a single unisex toilet room or bathing room complying with 213.2.1 is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms.)</p>	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
WOMEN'S LAVATORY	213.2 EXCEPT. 1 304.3 CONT.		(304 Turning Space. <u>304.3 Size</u> . Turning space shall comply with 304.3.1 or 304.3.2. 304.3.1 Circular Space. The turning space shall be a space of 60" diameter min. The space shall be permitted to include knee and toe clearance complying with 306. 304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60" square min. with arms and base 36" wide min. ... The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.)	
	308.3.1	Paper towel dispenser is at 49".	(308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	
	404.2.8 404.2.9	Opening force required at door with closer seems excessive.	(404 Doors, Doorways, and Gates. <u>404.2.8.1 Door Closers and Gate Closers</u> . Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. <u>404.2.9 Door and Gate Opening Force</u> . Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds max.)	
	603.3	Mirror bottom edge of reflecting surface is at 52".	(603 Toilet and Bathing Rooms. <u>603.3 Mirrors</u> . Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" max. above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" max. above the finish floor or ground.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
WOMEN'S LAVATORY	604.3.2	Water closet clearance and sink overlap.	(604 Water Closets and Toilet Compartments. <u>604.3.2 Overlap</u> . The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.)	
	604.5.1	Side wall grab bar is 36" long located 3" from the rear wall and extending 39" from the rear wall.	(604 Water Closets and Toilet Compartments. <u>604.5.1 Side Wall</u> . The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	
	604.5.2	Rear wall grab bar is 36" long and extending from the centerline of the water closet 20" on the left side and 16" on the right side.)	(604 Water Closets and Toilet Compartments. <u>604.5.2 Rear Wall</u> . The rear wall grab bar shall be 36" long min and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.)	
	606.5	No insulation on the pipes below the sink.	(606 Lavatories and Sinks. <u>606.5 Exposed Pipes and Surfaces</u> . Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.)	
COMMON ROOM	302.1	"Hump" in floor located adjacent to the right column nearest the stage which may cause a tripping hazard.	Correct issue and eliminate tripping hazard. (302 Floor or Ground Surfaces. 302.1 General. Floor and ground surfaces shall be stable, firm, & slip resistant & shall comply with 302.)	2
	303.4	Stage has a 7" riser with no accessible access.	Provide compliant ramp for accessible access. (303 Changes in Level. <u>303.4 Ramps</u> . Changes in level greater than 1/2" high shall be ramped, and shall comply with 405 or 406.)	2
	308.3.1	Thermostat is mounted at 60".	Relocate thermostat to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
KITCHEN	309.4	All cabinets have knobs.	Provide compliant drawer/door pulls. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	2
	308.3.1	Bottom of wall cabinets are at 54".	Relocate wall cabinets to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4
	308.3.1	Microwave is at 57".	Relocate microwave to compliant height or install microwave at countertop. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4
	308.3.1	Surface-mounted LIFEPAK AED is at 50" and protrudes from wall.	Relocate LIFEPAK AED so that it doesn't protrude on a circulation path and provides compliant clear floor space and range reach <u>OR</u> Install recessed LIFEPAK AED cabinet at compliant height. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path. 308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
KITCHEN	308.3.2	Temperature controls in the refrigerator are high.	<p>Replace with ADA compliant refrigerator.</p> <p>(308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u>. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)</p>	4
	308.3.2	Range controls are at the back.	<p>Replace with compliant range.</p> <p>(308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u>. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)</p>	4

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
KITCHEN	606.2 606.3 606.5 306.2 306.3	Sink countertop is at 36".	<p>Modify section of counter/base cabinets at sink to provide compliant sink height with compliant forward approach/toe/knee clearances and pipe insulation.</p> <p>(606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u>. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.</p> <p><u>606.3 Height</u>. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground. <u>606.5 Exposed Pipes and Surfaces</u>. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.</p> <p><u>305 Clear Floor or Ground Space</u>. <u>305.3 Size</u>. The clear floor or ground space shall be 30" min. by 48" min.</p> <p><u>306 Knee and Toe Clearance</u>. <u>306.2 Toe Clearance</u>. 306.2.1 General. Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. <u>306.3 Knee Clearance</u>. 306.3.1 General. Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.)</p>	4
FRONT ENTRANCE VESTIBULES	302.1	There is settling in the floor at the right vestibule near the basement door.	<p>Correct issue and eliminate tripping hazard.</p> <p>(302 Floor or Ground Surfaces. <u>302.1 General</u>. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.</p>	1
	404.2.5	Threshold height at right Vestibule door to Common Room is not compliant.	<p>Repair threshold to provide compliant height.</p> <p>(404 Doors, Doorways, and Gates. <u>404.2.5 Thresholds</u>. Thresholds, if provided at doorways, shall be 1/2" high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303. EXCEPTION: Existing or altered thresholds 3/4" high max. that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.)</p>	1

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Senior Center

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR TO SECOND FLOOR	505.4 505.10.2 505.10.3	Handrail is at 32". No handrail extensions.*	<p>No action required. This space is currently used for storage only. If use changes and is accessible to the public than modifications shall be done.</p> <p>(505 Handrails. <u>505.4 Height</u>. Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.</p> <p><u>505.10.2 Top Extension at Stairs</u>. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.</p> <p><u>505.10.3 Bottom Extension at Stairs</u>. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.)</p> <p><u>*Massachusetts 521 CMR - 27.4.3 Extensions</u>: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u>, extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u>, extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.</p>	n/a

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
SECOND FLOOR				
COMMON ROOM	213.1	Unisex restroom is non-compliant. (Number of facilities is not compliant and would be based on plumbing fixture count based on usage occupancy)	No action required. This space is currently used for storage only. If use changes and is accessible to the public then modifications shall be required at a minimum. (213 Toilet Facilities and Bathing Facilities. <u>213.1 General</u> . Where toilet facilities and bathing facilities are provided, they shall comply with 213. Where toilet facilities and bathing facilities are provided in facilities permitted by 206.2.3 Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.)	n/a
	404.2.4	Maneuvering distance at doors into Common Room is not compliant.	(404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway-18" (beyond latch side unless noted)	
	308.3.1	Light switches are at 58".	(308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	
	308.3.1	Fire alarm pull stations are at 55".	(308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
COMMON ROOM	307.2	Surface-mounted fire extinguisher adjacent to pull side of door entrance protrudes into circulation path at rear egress door.	(307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	

Note(s):

1. This report does not address total number of restroom fixtures required for this facility. Consult the Massachusetts Plumbing Code to determine total fixture count requirements.
2. Massachusetts 521 CMR grab bar requirements - 30.8 GRAB BARS For the standard accessible toilet stall the water closet shall have two grab bars 42" long, one on the wall in back of the water closet and one on the side wall closest to the water closet.
3. IBC has deleted the "plus one tread" requirement at the bottom of a flight and only require a 12" extension at the bottom of the stair flight similar to 505.10.3.

A.5 ADA Compliance Report

Damon Tavern

21 Bow Street

- BETA Facilities Exterior Assessment Report (ADA Priority 1)
- Branch Facilities Interior Assessment Report (ADA Priorities 2, 3, and 4)

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ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN (Facility Exterior)

COMPLIANCE SURVEY BY: BETA Group Inc.
701 George Washington Hwy
Lincoln, RI 02865
(401) 333-2382

Town of North Reading, MA
Public Accommodation
Surveyor: BS
Survey Date: 06/02/2021

Town of North Reading, MA / Damon Tavern – 21 Bow Street



LOCATION	ADA 2010 SECTION	EXISTING CONDITIONS COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR - PARKING				
DT Space 1	502.6	Dimensions comply but signage does not specify accessible van parking Parking sign for accessible space located in bucket at top of space. 502.6) Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.	Install permanent signage for accessible parking space. Replace existing sign with "Van Accessible" sign per 23.6. One (1) total.	1
EXTERIOR - ACCESS ROUTE				
Ramp 1	405.2	Slope is over 8.3% in several spots. 405.2) Ramp runs shall have a running slope not steeper than 1:12.	Replace Ramp	1
Ramp 1	405.7.3	Bottom landing depth is 58" 405.7.3) The landing clear length shall be 60 inches (1525 mm) long minimum.	Reconstruct bottom landing in conjunction with ramp to provide adequate landing space	1
Ramp 1	406.2	Change in level from parking lot to bottom landing is 1.5" 406.2) Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.	Repair bottom landing to be flush with parking lot	1
Ramp 1	505.7.2	Shape is approximately 1" wide and 6" vertically. 505.7.2) Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6¼ inches (160 mm) maximum, and a cross-section dimension of 2¼ inches (57 mm) maximum.	Replace with circular, stable railings that are free of abrasion	1
Ramp 1	505.8	Handrails are wooden with several chipped areas that are sharp. 505.8) Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.	Replace with circular, stable railings that are free of abrasion	1
General	216.6	There are two entrances at the front of the building that are not accessible. Accessible route to accessible entrance in rear is not marked from the street. 216.6) Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.	Provide signage to identify accessible entrance(s).	1

ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN

COMPLIANCE SURVEY BY: Branch Architects
151 Broadway, Suite 250
Providence, RI 02903
(401) 712-2881

Town of North Reading, MA
Public Accommodation
Surveyor: VB + CW
Survey Date: 05/14/2021

Town of North Reading, MA / Damon Tavern

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
GENERAL				
SIGNAGE - EGRESS	216.4 703.1	There are no compliant signs identifying means of egress elements.	Provide compliant means of egress signs at all required locations. Relocate existing signs to compliant location. (216 Signs. <u>216.4 Means of Egress</u> . Signs for means of egress shall comply with 216.4. <u>216.4.1 Exit Doors</u> . Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u> . Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)	1
SIGNAGE – ROOM DESIGNATION	216.2 703.1	Room designation signs by dimension, height of letters, Braille characters, location or height are missing or are non-compliant.	Provide compliant room designation signs at all permanent interior rooms. Relocate existing or provide new compliant signs at compliant heights per 703.4 at latch side of door or per 703.4.2 (216 Signs. <u>216.2 Designations</u> . Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u> . Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)	2

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Damon Tavern

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR				
RAMP	302.1	Irregular surface creates tripping hazards at upper landing.	Repair issue to eliminate tripping hazard. (302 Floor or Ground Surfaces. <u>302.1 General</u> . Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.)	1
	405.9.2	Edge protection does not extend 12". The 2" concrete curb from inside face of rail and 12" clear distance to bottom of bottom rail allows for passage of a 4" sphere.	Replace <u>OR</u> add horizontal bar to existing curb to provide compliant that does not allow passage of 4" dia. Sphere within 4" of ramp walking surface. (405 Ramps. <u>405.9 Edge Protection</u> . Edge protection complying with 405.9.1 or <u>405.9.2</u> shall be provided on each side of ramp runs and at each side of ramp landings. 405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12" min. beyond the inside face of a handrail complying with 505. <u>405.9.2 Curb or Barrier</u> . A curb or barrier shall be provided that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface.)	1
	505.7.2	Handrail gripping surfaces is not compliant.	Replace top handrail with compliant handrail. (505 Handrails. <u>505.7.2 Non-Circular Cross Sections</u> . Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" min. and 6 1/4" max. and a cross-section dimension of 2 1/4" max.)	1
	505.10.1	There are no handrail extensions at top and bottom of the ramp. (flared extension at the bottom/top of landing)	Add compliant handrail extensions. (505 Handrails. <u>505.10.1 Top and Bottom Extension at Ramps</u> . Ramp handrails shall extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.)	1

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR (LEFT ENTRANCE – BOW STREET)	504.2	Riser height varies from 6", 8" and 9" at the door threshold. The first tread from grade is 20" deep and the second tread/landing at door threshold is 24" deep.	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (504 Stairways. <u>504.2 Treads and Risers</u> . All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.)	n/a
	504.6 505.2 505.10.2 505.10.3	No handrails. No handrail extensions.*	Provide compliant handrails on both sides of stair with compliant handrail extensions. (504 Stairways. <u>504.6 Handrails</u> . Stairs shall have handrails complying with 505. 505 Handrails. <u>505.2 Where Required</u> . Handrails shall be provided on both sides of stairs and ramps. <u>505.10.2 Top Extension at Stairs</u> . At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. <u>505.10.3 Bottom Extension at Stairs</u> . At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.) *Massachusetts 521 CMR - 27.4.3 Extensions: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u> , extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u> , extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR (MIDDLE ENTRANCE – BOW STREET)	504.2	Riser height varies from 8 ½” at the first two risers to 11 ½” at the door threshold. First tread from grade is 11 1/2” deep and the second tread/landing at door threshold is 30” deep.	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (504 Stairways. <u>504.2 Treads and Risers</u> . All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4” min. and 7” max. in height. Treads shall be 11” min. in depth.)	n/a
	504.6 505.2 505.10.2 505.10.3	One handrail at the right side of the door. No handrail extensions.*	Remove existing handrail and add compliant handrails with handrail extensions at both sides of stair. (504 Stairways. <u>504.6 Handrails</u> . Stairs shall have handrails complying with 505. 505 Handrails. <u>505.2 Where Required</u> . Handrails shall be provided on both sides of stairs and ramps. <u>505.10.2 Top Extension at Stairs</u> . At the top of a stair flight, handrails shall extend horizontally above the landing for 12” min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. <u>505.10.3 Bottom Extension at Stairs</u> . At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.) *Massachusetts 521 CMR - 27.4.3 Extensions: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u> , extend at least 12” beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u> , extend at least 12” plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR (RIGHT ENTRANCE – BOW STREET)	504.2	Riser height is 7 1/4".	<p>This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151.</p> <p>(504 Stairways. <u>504.2 Treads and Risers</u>. All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.)</p>	n/a
	504.6 505.2 505.4 505.10.2 505.10.3	Handrails are at 33 1/2". No handrail extensions.*	<p>Remove existing handrail and add compliant handrails with handrail extensions at both sides of stair.</p> <p>(504 Stairways. <u>504.6 Handrails</u>. Stairs shall have handrails complying with 505. 505 Handrails. <u>505.2 Where Required</u>. Handrails shall be provided on both sides of stairs and ramps. <u>505.4 Height</u>. Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. <u>505.10.2 Top Extension at Stairs</u>. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. <u>505.10.3 Bottom Extension at Stairs</u>. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.)</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR (RIGHT ENTRANCE – BOW STREET)	504.6 505.2 505.4 505.10.2 505.10.3 CONT.		*Massachusetts 521 CMR - 27.4.3 Extensions: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u> , extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u> , extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.	
BASEMENT				
No public use of this space. No lift stop at this floor.				
HISTORIC STAIR HALL	309.4 404.2.3	Door has knob style hardware. Door is 32" wide.	Widen opening and install new door/frame of compliant opening dimensions along with compliant lever style hardware <u>OR</u> provide offset hinges that provides compliant width with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. 404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	2
	404.2.4	Maneuvering clear floor space at bottom of stair is not compliant.	Enlarge space (new wall construction, door and door hardware). (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-hinge/ Door or Gate Side-push/ Perpendicular to Doorway-42"/Parallel to Doorway (beyond latch side unless noted)-22")	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
HISTORIC STAIR HALL	504.2	Riser height is 8 1/2". Tread depth is 10".	<p>This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151.</p> <p>(504 Stairways. <u>504.2 Treads and Risers</u>. All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.)</p>	n/a
	504.6 505.2 505.4 505.10.2 505.10.3	Handrail is at 27". No handrail extensions.*	<p>Provide compliant handrails with handrail extensions.</p> <p>(504 Stairways. <u>504.6 Handrails</u>. Stairs shall have handrails complying with 505. 505 Handrails. <u>505.2 Where Required</u>. Handrails shall be provided on both sides of stairs and ramps. <u>505.4 Height</u>. Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. <u>505.10.2 Top Extension at Stairs</u>. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. <u>505.10.3 Bottom Extension at Stairs</u>. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.)</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR (AT DRIVEWAY)	504.2	Riser height is 8", typ. Tread depth varies from 9 1/2" – 11".	(504 Stairways. <u>504.2 Treads and Risers</u> . All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.)	
	504.6	No handrails.	(504 Stairways. <u>504.6 Handrails</u> . Stairs shall have handrails complying with 505.	
	505.2	No handrail extensions.*	505 Handrails. <u>505.2 Where Required</u> . Handrails shall be provided on both sides of stairs and ramps.	
	505.4		<u>505.4 Height</u> . Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.	
	505.10.2 505.10.3		<u>505.10.2 Top Extension at Stairs</u> . At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. <u>505.10.3 Bottom Extension at Stairs</u> . At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.) <u>*Massachusetts 521 CMR - 27.4.3 Extensions</u> : Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u> , extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u> , extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR (AT DRIVEWAY)	1015.2 (IBC 2015)	No guards.	(<u>1015.2 Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side.)	
	1011.3 (IBC 2015)	Minimum head height is 62" from stair nosing.	(<u>1011.3 Headroom</u> . Stairways shall have a minimum headroom clearance of 80" measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.)	
OPEN AREA	307.2	Surface-mounted fire extinguisher protrudes into circulation path 8" from wall.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	308.3.1	Fire alarm pull station is at 49".	Relocate fire alarm pull station to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
OPEN AREA	308.3.1	Thermostat control is at 57".	Relocate thermostat to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4
	1208.2 (IBC 2015)	Clear head height at sprinkler lines is 77" min.	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (<u>1208.2 Minimum ceiling heights</u> . Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7'-6". Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7'-0".)	n/a
FIRST FLOOR				
ENTRANCE LOBBY (FROM PARKING LOT)	302.1	"Hump" in wood floor adjacent to the stair landing and in front of the entrance door latch side.	Correct issue to eliminate tripping hazard. (302 Floor or Ground Surfaces. <u>302.1 General</u> . Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.)	2
	302.1	Door threshold from Entrance Lobby to Corridor is not secure and creates a tripping hazard.	Correct issue to eliminate tripping hazard. (302 Floor or Ground Surfaces. <u>302.1 General</u> . Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
ENTRANCE LOBBY (FROM PARKING LOT)	305.3 308.2.2	Fire alarm pull station is located over handrail/stair and is at 50".	Relocate fire pull station to location that provides compliant clear floor space and compliant height. (305 Clear Floor or Ground Space. <u>305 Clear Floor or Ground Space</u> . <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" min. 308 Reach Ranges. <u>308.2.2 Obstructed High Reach</u> . Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max. and the reach depth shall be 25" max.)	2
	307.2	Light scone(s) protrudes into circulation path.	Relocate lights to compliant height <u>OR</u> replace with semi-recessed light fixture. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
CORRIDOR	307.2	Surface-mounted fire extinguisher protrudes into circulation path 6" from wall.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	307.2	Light scone(s) protrude 5" and the top of the scone is 74".	Locate lights to compliant height <u>OR</u> replace with semi-recessed light fixture. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CORRIDOR	308.3.1	Thermostat control is at 53".	Relocate thermostat to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
	404.2.3	Door from Corridor into Historic Stair Hall is 30" wide.	Widen opening and install new door/frame of compliant opening dimensions along with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".)	2
	404.2.5	Door threshold from Corridor into Historic Stair Hall is 1".	Replace with compliant threshold. (404 Doors, Doorways, and Gates. <u>404.2.5 Thresholds</u> . Thresholds, if provided at doorways, shall be 1/2" high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303. EXCEPTION: Existing or altered thresholds 3/4" high max. that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
CORRIDOR	404.2.3	Door from Corridor to Front Room with Fireplace is recessed and the clearance from wall finish to wall finish is 30 1/2" wide.	<p>This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151.</p> <p>(404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u>. Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".)</p>	n/a
KITCHENETTE	304.3 305.3	Door swings into space and overlaps required turning space. (Room is 60" deep and provides 60" turning space but room does not provide clear 30"x48" floor space which would allow door to overlap turning space)	<p>Remove door <u>OR</u> reverse swing of door. Reversing swing of door requires detailed investigation to make sure swing does not interfere with opposing egress hall/stair door swing.</p> <p>(304 Turning Space. <u>304.3 Size</u>. Turning space shall comply with 304.3.1 or 304.3.2. 304.3.1 Circular Space. The turning space shall be a space of 60" diameter min. The space shall be permitted to include knee and toe clearance complying with 306. 304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60" square min. with arms and base 36" wide min. Each arm of the T shall be clear of obstructions 12" min. in each direction and the base shall be clear of obstructions 24" min. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm. 305 Clear Floor or Ground Space. <u>305.3 Size</u>. The clear floor or ground space shall be 30" min. by 48" min.)</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
KITCHENETTE	308.3.2	Bottom of wall cabinets are at 51".	Relocate wall cabinets to provide compliant reach range. (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max for a reach depth of 24" max.)	2
	308.3.2	Microwave is at 60".	Relocate microwave to provide compliant reach range <u>OR</u> if space permits provide at countertop. (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max for a reach depth of 24" max.)	2
	606.2 606.3	Counter with sink is at 36" and 25" deep.	Remove counter/base cabinets and provide new compliant sink height counter/base cabinets with compliant clear floor space/knee and toe clearances. (606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. <u>606.3 Height</u> . Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX LAVATORY (WITHOUT WINDOW)			No action required. This is a non-accessible lavatory. There is a unisex accessible lavatory provided elsewhere.	n/a
UNISEX LAVATORY (WITH WINDOW)	307.2	Light sconce(s) protrude 6" and the top of the sconce is 72".	Locate lights to compliant height OR replace with recessed light fixture. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	603.3	Bottom of mirror reflecting surface is at 45".	Relocate mirror to compliant height. (603 Toilet and Bathing Rooms. <u>603.3 Mirrors</u> . Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" max. above the finish floor or ground.)	3
	604.3.1 604.3.2	Sink overlaps the required 60" water closet clearance. (55" edge of sink to wall)	Relocate sink to provide clearance around water closet while maintaining compliant pull side maneuvering clearance. (604 Water Closets and Toilet Compartments. <u>604.3.1 Size</u> . Clearance around a water closet shall be 60" min. measured perpendicular from the side wall and 56" min. measured perpendicular from the rear wall. <u>604.3.2 Overlap</u> . The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX LAVATORY (WITH WINDOW)	604.5.1	Side grab bar is 24" long, located 9" from the rear wall and extending 33" from the rear wall. (there is a 3" obstruction, wall bump-out, that prevents the use of a 42" long grab bar)	Provide custom grab bar which provides compliant length/offsets. (604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars.</u> <u>604.5.1 Side Wall.</u> The side wall grab bar shall be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall.)	3
	604.7	Toilet paper dispenser centerline is 3" +/- in front of the water closet.	Relocate paper towel dispenser to compliant distance in front of water closet. (604 Water Closets and Toilet Compartments. <u>604.7 Dispensers.</u> Toilet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	3
	1010.1.1 (2015 IBC)	Clear vertical door opening is 77 1/2".	Widen opening and replace with new door/frame that provides compliant opening dimension. (<u>1010.1.1 Size of Doors.</u> The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32 ... <u>The height of door openings shall be not less than 80".</u>)	2
REAR ROOM (ADJACENT TO ROOM WITH FIREPLACE)	404.2.5	1" door threshold.	Replace with threshold that provides compliant height. (404 Doors, Doorways, and Gates. <u>404.2.5 Thresholds.</u> Thresholds, if provided at doorways, shall be 1/2" high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303. EXCEPTION: Existing or altered thresholds 3/4" high max. that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
FRONT ROOM WITH FIREPLACE	404.2.3	Door to Historic Stair Hall is 30" wide.	Widen opening and install new door/frame of compliant opening dimensions along with compliant lever style hardware. (404 Doors, Doorways, and Gates. 404.2.3 Clear Width. Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".)	2
HISTORIC STAIR HALL	309.4	Exit door has knob style hardware.	Replace door knob with compliant lever style hardware. (309 Operable Parts. 309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	2
	404.2.5	Exit door threshold is 1".	Replace with threshold that provides compliant height. (404 Doors, Doorways, and Gates. 404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2" high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303. EXCEPTION: Existing or altered thresholds 3/4" high max. that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
HISTORIC STAIR HALL	1015.3 (2015 IBC)	Railing at opening to basement stair is at 33" and is not secure.	<p>Replace with compliant guard of historic character.</p> <p>(<u>1015.3 Height</u>. Required guards shall be not less than 42" high, measured vertically as follows:</p> <ol style="list-style-type: none"> 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.) 	1
FRONT MIDDLE ROOM	404.2.3	Door to Historic Stair Hall is 30" wide.	<p>Widen opening and install new door/frame of compliant opening dimensions along with compliant lever style hardware.</p> <p>(404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u>. Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".)</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
TENANT SPACE	309.4 404.2.3	Doors are 32" w. (distance from stop to stop of 31") Interior doors have knob style hardware.	Widen opening and replace with new door/frame that provides compliant opening dimension along with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. 404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".)	2
	1010.1.1 (2015 IBC)	Clear vertical door opening is 78 1/2".	Widen opening and replace with new door/frame that provides compliant opening dimension. (<u>1010.1.1 Size of Doors</u> . The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32"... <u>The height of door openings shall be not less than 80"</u> .)	2
LIFT		Not able to verify functionality of lift.	If functional, the lift appears to serve all floors except the Basement which is currently used for band rehearsal space.	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
SECOND FLOOR				
CORRIDOR	307.2	Light sconce(s) protrude 5" and the top of the sconce is 70".	Locate lights to compliant height <u>OR</u> replace with semi-recessed light fixture. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	307.2	Surface-mounted fire extinguisher protrudes into circulation path and is higher than 48".	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	308.2.2	Fire alarm pull station is higher than 48". (both located at stair leading to Historic Stair Hall)	Relocate fire alarm pull station to compliant height adjacent to stair. (308 Reach Ranges. <u>308.2.2 Obstructed High Reach</u> . Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max.)	2
	309.4	Door has knob style hardware. (Door at stair leading to Historic Stair Hall.)	Replace door knob with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX RESTROOM	304.3	No turning space.	<p>Due to lack of required turning space and additional non-compliant items listed below, enlarge space to provide a compliant accessible lavatory. This appears to be possible by incorporating space from the Office that is adjacent to stair leading to the Entrance Lobby. This includes providing, but not limited to, compliant items listed below.</p> <p>(304 Turning Space. <u>304.3 Size</u>. Turning space shall comply with 304.3.1 or 304.3.2. 304.3.1 Circular Space. The turning space shall be a space of 60" diameter min. The space shall be permitted to include knee and toe clearance complying with 306. 304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60" square min. with arms and base 36" wide min. Each arm of the T shall be clear of obstructions 12" min. in each direction and the base shall be clear of obstructions 24" min. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.)</p>	3
	306.3.3	Knee space at sink is 25" clear vertically at 9" horizontally back.	(306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.)	
	404.2.4	Push/pull clearances at door are not compliant.	(404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX RESTROOM	604.3.1 604.3.2	Sink overlaps the required 60" water closet clearance. (40" edge of sink to wall)	(604 Water Closets and Toilet Compartments. <u>604.3.1 Size</u> . Clearance around a water closet shall be 60" min. measured perpendicular from the side wall and 56" min. measured perpendicular from the rear wall. 604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.)	
	604.4	Water closet seat is at 15 1/2".	(604 Water Closets and Toilet Compartments. <u>604.4 Seats</u> . The seat height of a water closet above the finish floor shall be 17" min. and 19" max. measured to the top of the seat. Seats shall not be sprung to return to a lifted position.)	
	604.5	No grab bars at the rear or side walls.	(604 Water Closets and Toilet Compartments. <u>604.5 Grab Bars</u> . Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.)	
	604.7	Toilet paper dispenser centerline is behind the front of the water closet.	(604 Water Closets and Toilet Compartments. <u>604.7 Dispensers</u> . Toilet paper dispensers shall comply with 309.4 and shall be 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" min. and 48" max. above the finish floor and shall not be located behind grab bars.)	
	606.2 305.3	The centerline of the sink is 11" off of the wall and does not provide forward approach clearance centered on the sink.	(606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. 305.3 Size. The clear floor or ground space shall be 30" min. by 48 inches max.)	

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
UNISEX RESTROOM	606.5	No pipe insulation at the sink.	(606 Lavatories and Sinks. <u>606.5 Exposed Pipes and Surfaces.</u> Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.)	
	1010.1.1 (2015 IBC)	Vertical clear distance at door is 78".	Widen opening and replace with new door/frame that provides compliant opening dimension. <u>1010.1.1 Size of Doors.</u> The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a min. clear width of 32 ... <u>The height of door openings shall be not less than 80".)</u>	
(3) SLEEPING ROOMS	404.2.3	The doors (3) are 28" wide.	Widen opening, minimum of one, and replace with new door/frame that provides compliant opening dimension. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width.</u> Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".)	2
	404.2.4	Maneuvering clearance at pull side at middle Sleeping Room is not compliant.	Mirror door, minimum of one, so that hinge is on opposite jamb. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances.</u> Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18".)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
(3) SLEEPING ROOMS	404.2.5	Door thresholds (3) are at 3/4".	Replace, minimum of one, with compliant threshold <u>OR</u> modify existing to provide compliant beveled threshold (exception). (404 Doors, Doorways, and Gates. <u>404.2.5 Thresholds</u> . Thresholds, if provided at doorways, shall be 1/2" high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303. EXCEPTION: Existing or altered thresholds 3/4" high max. that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.)	2
	1208.2 (2015)	Ceiling in all three rooms slopes to low point at exterior wall.	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (<u>1208.2 Minimum ceiling heights</u> . Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7'-6". Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7'-0".)	n/a
HISTORIC STAIR HALL	305.3 308.2.2	Fire alarm pull station is located over stair.	Relocate fire pull station to location that provides compliant clear floor space and compliant height. (305 Clear Floor or Ground Space. <u>305 Clear Floor or Ground Space</u> . <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" min. 308 Reach Ranges. <u>308.2.2 Obstructed High Reach</u> . Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max. and the reach depth shall be 25" max.)	2
	307.2	Surface-mounted fire extinguisher protrudes 6" into circulation path.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
HISTORIC STAIR HALL	404.2.3	Doors into Front Room with Fireplace and into Front Middle Room are 30" wide x 78" high.	Widen opening and install new door/frame of compliant opening dimensions along with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	2
	404.2.3	Door from Historic Stair Hall into Corridor is 30" wide.	Widen opening and install new door/frame of compliant opening dimensions along with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	2
	404.2.5	Door threshold at doors into Front Room with Fireplace and into Front Middle Room are at 3/4".	Replace with compliant threshold <u>OR</u> modify existing to provide compliant beveled threshold (exception). (404 Doors, Doorways, and Gates. <u>404.2.5 Thresholds</u> . Thresholds, if provided at doorways, shall be 1/2" high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303. EXCEPTION: Existing or altered thresholds 3/4" high max. that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.)	2
		Pull side maneuvering clearance at door from Historic Stair Hall into Corridor is 45".	No action required. Not accessible to person in wheelchair. Lift provides access from upper level to corridor/lavatory level.	n/a
	1015.3 (2015 IBC)	Railing at opening to First Floor stair is at 33" and is not secure.	Replace with compliant guard of historic character. (<u>1015.3 Height</u> . Required guards shall be not less than 42" high, measured vertically as follows: 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.)	1

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
KITCHENETTE	308.3.1	Light switch is at 50".	Relocate light switch to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
	309.4	Door into Front Middle Room has knob style hardware.	Replace with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	2
	404.2.3	Door into Front Middle Room is 29" wide. Door into Ballroom is 28" wide.	Widen opening and install new door/frame of compliant opening dimensions along with compliant lever style hardware. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	2
	404.2.5	Threshold at door into Ballroom is 3/4".	Replace with compliant threshold <u>OR</u> modify existing to provide compliant beveled threshold (exception). (404 Doors, Doorways, and Gates. <u>404.2.5 Thresholds</u> . Thresholds, if provided at doorways, shall be 1/2" high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303. EXCEPTION: Existing or altered thresholds 3/4" high max. that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
KITCHENETTE	305.3 306.2 306.3.3 308.3.2	No clear floor space at counter. (work area is 20"wide x 35"high) Counter with sink and range is at 36". Bottom of wall cabinets are at 55".	Replace entire kitchenette with new that provides compliant clearances and range reach for pass through kitchen as 804.2.1. (305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48" min. 306.2 Toe Clearance. <u>306.2.1 General</u> . Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. 306.3 Knee Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.) (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	2
BALLROOM	309.4	Pair of doors from Ballroom to Entrance Lobby Stair has knob style hardware.	Replace door knob with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
BALLROOM	404.2.3	Double doors from Ballroom to Entrance Lobby Stair are 25" wide x 71" high.	No action required. Lift provides access to Corridor/Unisex Lavatory level. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" min. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".)	n/a
REAR RIGHT OFFICE	404.2.5	Door threshold is 1" high.	Replace with compliant threshold. (404 Doors, Doorways, and Gates. <u>404.2.5 Thresholds</u> . Thresholds, if provided at doorways, shall be 1/2" high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303. EXCEPTION: Existing or altered thresholds 3/4" high max. that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.)	2
	1208.2 (2015 IBC)	Ceiling slopes from 78" (high pt.) to 49" (low pt.)	This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151. (<u>1208.2 Minimum ceiling heights</u> . Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7'-6". Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7'-0".)	n/a

Note(s):

1. The Damon Tavern is a historic building with many historic elements remaining which maintains the aesthetic historic quality of the building. The building has been updated in the past with the addition of a vertical lift for access to the second floor (no basement access) and a ramp. It is felt that existing historic elements, such as clear door opening height, do not detract from accessibility barriers and for the most part allow access to the various spaces in the building. Improvements are suggested to restrooms and ramp (as noted) to address basic accessibility issues.
2. This report does not address total number of restroom fixtures required for this facility. Consult the Massachusetts Plumbing Code to determine total fixture count requirements.
3. Massachusetts 521 CMR grab bar requirements - 30.8 GRAB BARS For the standard accessible toilet stall the water closet shall have two grab bars 42" long, one on the wall in back of the water closet and one on the side wall closest to the water closet.
4. IBC has deleted the "plus one tread" requirement at the bottom of a flight and only require a 12" extension at the bottom of the stair flight similar to 505.10.3.

A.6 ADA Compliance Report

DPW Garage

166 Chestnut Street

- BETA Facilities Exterior Assessment Report (ADA Priority 1)
- Branch Facilities Interior Assessment Report (ADA Priorities 2, 3, and 4)

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ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN (Facility Exterior)

COMPLIANCE SURVEY BY: BETA Group Inc.
701 George Washington Hwy
Lincoln, RI 02865
(401) 333-2382

Town of North Reading, MA
Public Accommodation
Surveyor: BS
Survey Date: 06/03/2021

Town of North Reading, MA / Department of Public Works – 166 Chestnut Street



LOCATION	ADA 2010 SECTION	EXISTING CONDITIONS COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY	RESOLUTION (Date and Cost)
EXTERIOR - PARKING					
Lot 1	208.2	No accessible parking is available. 208.2) Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility	Add an accessible space with signage	1	

ADA COMPLIANCE SURVEY + BARRIER REMOVAL PLAN

COMPLIANCE SURVEY BY: Branch Architects
151 Broadway, Suite 250
Providence, RI 02903
(401) 712-2881

Town of North Reading, MA
Public Accommodation
Surveyor: VB + CW
Survey Date: 05/18/2021

Town of North Reading, MA / Department of Public Works

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
GENERAL				
SIGNAGE - EGRESS	216.4 703.1	There are no compliant signs identifying means of egress elements.	Provide compliant means of egress signs at all required locations. Relocate existing signs to compliant location. (216 Signs. <u>216.4 Means of Egress</u> . Signs for means of egress shall comply with 216.4. <u>216.4.1 Exit Doors</u> . Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u> . Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)	1
SIGNAGE – ROOM DESIGNATION	216.2 703.1	Room designation signs by dimension, height of letters, Braille characters, location or height are missing or are non-compliant.	Provide compliant room designation signs at all permanent interior rooms. Relocate existing or provide new compliant signs at compliant heights per 703.4 at latch side of door or per 703.4.2 (216 Signs. <u>216.2 Designations</u> . Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. 703 Signs. <u>703.1 General</u> . Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.)	2

10/01/2021

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Department of Public Works

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
EXTERIOR				
MAIN ENTRANCE	303.4	Main door has a change in level of 2" +/-.	Provide code compliant ramp/landing. (303 Changes in Level. <u>303.4 Ramps</u> . Changes in level greater than 1/2" high shall be ramped, and shall comply with 405 or 406.)	2
	308.2.1	Fire alarm pull station is at 64"	Relocate fire alarm pull station to compliant height. (308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48" max. and the low forward reach shall be 15" min. above the finish floor or ground.)	2
	307.4	Bottom of A/C unit protruding at exterior wall is at 68" and is in the egress route out of the locker room.	Remove <u>OR</u> relocate A/C unit to maintain required head height. (307 Protruding Objects. <u>307.4 Vertical Clearance</u> . Vertical clearance shall be 80" high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" max. above the finish floor or ground.)	1
FIRST FLOOR				
MAIN ENTRANCE	307.2	Surface-mounted fire extinguisher protrudes into circulation path 8" from wall.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	308.2.1	Fire alarm pull station adjacent to main entrance is at 58".	Relocate fire alarm pull station to compliant height. (308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48" max. and the low forward reach shall be 15" min. above the finish floor or ground.)	2
	308.2.1	Building bugler alarm panel adjacent to main door is at 64". Light switch adjacent to main entrance is 50". Time clock is at 63".	Relocate building alarm/light switch/time clock to compliant height. (308 Reach Ranges. <u>308.2.1 Unobstructed</u> . Where a forward reach is unobstructed, the high forward reach shall be 48" max. and the low forward reach shall be 15" min. above the finish floor or ground.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MAIN ENTRANCE	404.2.11	Vision light at main entrance door is at 52".	Provide door with compliant height vision lights. (404 Doors, Doorways, and Gates. <u>404.2.11 Vision Lights</u> . Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" max. above the finish floor.)	2
OFFICE	308.3.1 309.4 404.2.3	Bottom of transaction window in door is at 53". Door has knob style hardware. Door is 32" wide.	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware and transaction window at compliant height <u>OR</u> provide offset hinges that provides compliant opening dimensions along with compliant lever style hardware and transaction window at compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground. 309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. 404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR/ CORRIDOR	404.2.3 404.2.4 404.2.11	Door is 32" wide. Pull side at door is 5". Vision light is at 53".	Provide offset hinges that provides compliant opening dimensions along with compliant automatic push button door opener and vision light at compliant height. (404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway(beyond latch side unless Noted)-18") <u>404.2.11 Vision Lights</u> . Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" max. above the finish floor.)	2
	308.3.2	Light switch is located over stairs.	Move light switch to compliant location/height (308 Reach Ranges. <u>308.3.2 Obstructed High Reach</u> . Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max. The high side reach shall be 48" max. for a reach depth of 10" max. Where the reach depth exceeds 10", the high side reach shall be 46" max. for a reach depth of 24" max.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR/ CORRIDOR	504.2 1011.2 (2015 IBC)	Riser is 8". Tread is 10 3/4". Stair clear width is 33".	<p>This is an existing condition that need not be modified unless significant renovations are undertaken. Refer to 28 CFR part 35.151.</p> <p>(504 Stairways. <u>504.2 Treads and Risers</u>. All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4" min. and 7" max. in height. Treads shall be 11" min. in depth.) <u>1011.2 Width and Capacity</u>. The required capacity of stairways shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 44". See Section 1009.3 for accessible means of egress stairways.</p> <p>EXCEPTIONS:</p> <p>1. Stairways serving an occupant load of less than 50 shall have a width of not less than 36".</p> <p>1009.3 Stairways In order to be considered part of an accessible means of egress, a stairway between stories shall have a clear width of 48" minimum between handrails in shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from an area of refuge complying with section 1009.6. Exit access stairways that connect levels in the same story are not permitted as part of an accessible means of egress.</p> <p>EXCEPTIONS:</p> <p>2. The clear with a 48" between handrails is not required in buildings equipped throughout with an automatic sprinkler system installed in accordance with section 903.3.1.1 or 903.1.2.)</p>	n/a

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR/ CORRIDOR	505.1 505.10	No handrails. No handrail extensions.*	<p>Provide complaint handrails with handrail extensions.</p> <p>(505 Handrails. 505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505. <u>505.10 Handrail Extensions</u>. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.</p> <p><u>505.10.2 Top Extension at Stairs</u>. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.</p> <p><u>505.10.3 Bottom Extension at Stairs</u>. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.)</p> <p><u>*Massachusetts 521 CMR - 27.4.3 Extensions</u>: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following: <u>a. At the top</u>, extend at least 12" beyond the top riser and parallel with the floor or ground surface. <u>b. At the bottom</u>, extend at least 12" plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.</p>	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
STAIR/ CORRIDOR	1015.2 1015.3 (2015 IBC)	Guard is 32" high.	Provide guards at compliant height. (<u>1015.2 Where Required</u> . Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. <u>1015.3 Height</u> . Required guards shall be not less than 42" high, measured vertically as follows: 1. From the adjacent walking surfaces. 2. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings. 3. On ramps and ramped aisles, from the ramp surface at the guard.)	2
MEN'S LAVATORY	306.3.3 606.2 305.3	Knee clearance under the sink is 25" vertically clear for a horizontal clear distance of 9". The centerline of the sink is 13" off of the wall and does not provide forward approach clearance centered on the sink.	If the required plumbing fixture count allows the removal of one of the two urinals, replace sink to provide compliant knee/clear floor space. (306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground. 606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. 305 Clear Floor or Ground Space. <u>305.3 Size</u> . The clear floor or ground space shall be 30" min. by 48 inches max.)	3
	308.3.1	The paper towel dispenser is at 52". Soap dispenser is at 50 1/2". Light switch is at 50".	Relocate to compliant height/clear floor space (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
MEN'S LAVATORY	309.4 404.2.3	Door has knob style hardware. Door is 32" wide.	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware <u>OR</u> provide offset hinges that provides compliant opening dimensions along with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. 404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	2
	603.3	Bottom edge of reflecting surface is at 53"	Relocate mirror to compliant height. (603 Toilet and Bathing Rooms. <u>603.3 Mirrors</u> . Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" max. above the finish floor or ground.)	3
	604.1	No accessible water closet/toilet compartment.	If the required plumbing fixture count allows the removal of one of the two water closets/toilet stall, replace with one compliant toilet compartment. (604 Water Closets and Toilet Compartments. <u>604.1 General</u> . Water closets and toilet compartments shall comply with 604.2 through 604.8.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
RESTROOM	605.2 605.4 309.3 308.2.2	Urinal rim is at 22". Urinal push button is at 58". Urinal clear floor space is 25" w.	As part of work for compliant sink and toilet compartment, provide urinal at compliant height/clear floor space. (605 Urinals. <u>605.2 Height and Depth</u> . Urinals shall be the stall-type or the wall-hung type with the rim 17" max. above the finish floor or ground. Urinals shall be 13 1/2" deep min. measured from the outer face of the urinal rim to the back of the fixture. <u>605.4 Flush Controls</u> . Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. 309 Operable Parts. <u>309.3 Height</u> . Operable parts shall be placed within one or more of the reach ranges specified in 308. 308 Reach Ranges. <u>308.2.2 Obstructed High Reach</u> . Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max. Where the reach depth exceeds 20", the high forward reach shall be 44" max. and the reach depth shall be 25" max.)	3
	606.5	No pipe insulation at the sink.	Install compliant insulation below the sink. (606 Lavatories and Sinks. <u>606.5 Exposed Pipes and Surfaces</u> . Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.)	3
LOCKER ROOM	308.3.1	Locker hook is at 67".	Provide compliant locker(s). (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
LOCKER ROOM	308.3.1	Fire alarm pull station is at 54".	Relocate fire alarm pull station to compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	2
	308.3.1	A/C controls are at 72".	Provide remote control mounted on wall at compliant height. (308 Reach Ranges. <u>308.3.1 Unobstructed</u> . Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor or ground.)	4
	309.4 404.2.3	Door has knob style hardware. Door is 32" wide.	Widen opening and replace with new door/frame that provides compliant opening dimensions along with compliant lever style hardware <u>OR</u> provide offset hinges that provides compliant opening dimensions along with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max. 404 Doors, Doorways, and Gates. <u>404.2.3 Clear Width</u> . Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.)	3

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
LOCKER ROOM	404.2.4	Pull side maneuvering clearance is 40" at lockers.	Relocate locker to provide compliant pull side clearance. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from-front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	2
WORKSHOP WITH MEZZANINE	309.4	Door has knob style hardware.	Replace with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	3
	309.4	Thumb lock is at 54".	Remove thumb lock. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	4
	404.2.4	There is no push/pull maneuvering clearance at door because of proximity of work benches.	Relocate work benches to provide compliant maneuvering clearances. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.)	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
SECOND FLOOR				
LOUNGE/ KITCHEN	307.2	Surface-mounted fire extinguisher protrudes into circulation path.	Relocate fire extinguisher so that it doesn't protrude on a circulation path <u>OR</u> install recessed fire extinguisher cabinet. (307 Protruding Objects. <u>307.2 Protrusion Limits</u> . Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" max. horizontally into the circulation path.)	2
	309.4	Door has knob style hardware.	Replace with compliant lever style hardware. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	3
	309.4	Thumb lock is at 54".	Remove thumb lock. (309 Operable Parts. <u>309.4 Operation</u> . Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds max.)	4
	404.2.4	Pull side maneuvering clearance is 5".	Provide door with compliant automatic push button door opener. (404 Doors, Doorways, and Gates. <u>404.2.4 Maneuvering Clearances</u> . Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. (Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates: Approach Direction from front/ Door or Gate Side-pull/ Perpendicular to Doorway-60"/Parallel to Doorway (beyond latch side unless noted)-18")	2

LOCATION	ADA 2010 SECTION	EXISTING CONDITION COMMENTS	ALTERATION SOLUTION BARRIER REMOVAL SOLUTION	ADA PRTY
	606.2 606.3	Kitchen countertop is at 36" with sink and range.	No action required. Not accessible to person in wheelchair. (606 Lavatories and Sinks. <u>606.2 Clear Floor Space</u> . A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. <u>606.3 Height</u> . Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor or ground.)	n/a
	306.3.3	No clear knee space at sink.	(306 Knee and Toe Clearance. <u>306.3.3 Minimum Required Depth</u> . Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep min. at 9 inches above the finish floor or ground, and 8" deep min. at 27" above the finish floor or ground.)	

Note(s):

1. Many items listed may not be required to be accessible due to the nature of job requirements and public vs private areas. The building is not open to the Public and any interaction takes place at a transaction window at the exterior of the building.
2. This report does not address total number of restroom fixtures required for this facility. Consult the Massachusetts Plumbing Code to determine total fixture count requirements.
3. Massachusetts 521 CMR grab bar requirements - 30.8 GRAB BARS For the standard accessible toilet stall the water closet shall have two grab bars 42" long, one on the wall in back of the water closet and one on the side wall closest to the water closet.
4. IBC has deleted the "plus one tread" requirement at the bottom of a flight and only require a 12" extension at the bottom of the stair flight similar to 505.10.3.
5. There is no Women's Lavatory provided.
6. There is no Women's Locker Room provided.
7. There is no elevator to Second Floor.
8. If a restroom is required for Public access it may be appropriate at the time to add Women's facilities.