

Beech Street Center



Town of Belmont ADA Transition Plan

October 2020



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Built: 2009

The Beech Street Center is located at 266 Beech Street. The two-story building was built in 2009. Parking is located in a lot on its northeast side by the main entrance and exit. There are six (6) additional accessible means of egress located around the first floor of the building. A staircase and elevator provide vertical access between the two floors.

Amenities on the first floor include a lobby, a reception area with counter, a game room, an arts and crafts room with an accessible sink, a library, drinking fountains, multi-user men's and women's toilet rooms, a single-user toilet room, a library, a multi-purpose room with a stage and an accessible lift to the stage, a counseling room, a kitchen with a pantry, a lounge room with an accessible sink, and a patio and bocce ball court on the southeast side of the building. The second floor has two classrooms (Classroom A has an accessible sink.), a fitness room, a storage room, a conference and cards room, a computer room, a health room, drinking fountains, a single-user toilet room with an accessible roll-in shower, men's and women's multi-user toilet rooms, a multipurpose room and a deck on the southwest side of the building.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues with exterior access routes include excessive changes in level and an excessive cross slope. There is also lack of an accessible route from the patio to the bocce ball court, to at least one bench in the bocce ball court area, and to the exterior book exchange receptacle on Beech Street.

Toilet Rooms

Accessibility issues with toilet rooms include a rear grab bar that is shorter than required in the single-user toilet room on the first floor. The single-user toilet room on the second floor has a shower control that cannot be operated with a closed fist and has

less than 36" clear width at a urinal that is recessed more than 24 inches.

Note: Cost to relocate the wall at the urinal in the single-user toilet room on the second floor where the width is narrower than allowed, or to move the urinal out from the back wall to a location that is recessed less than 24" is beyond scope of this project.

Signage

Accessibility issues include lack of clear floor space at signs, misplaced and missing signs including lack of tactile egress signage and lack of signs with the illuminated International Symbol of Accessibility (ISA) at accessible egress doors.

Additional Accessibility Issues

- Identification and designation signs at accessible parking spaces are mounted lower than the minimum height required.
- Doors require more opening force than allowed and there is a lack of maneuvering clearance at doors due to the location of stored objects.
- Lack of the minimum required knee and toe clearance at the sink in the health room.
- Lack of dining surfaces with the minimum required toe clearance.
- Lack of a cane-detectable skirt at the standing height fountain on the first floor.
- Lack of clothes rods within reach range at locations where clothes rods are provided.
- The water control valve at a landing in stairway 1 acts as a protruding object due to the lack of a cane-detectable barrier.
- Lack of an assistive listening system and sign indicating the system is available in the multipurpose room.

Note: Where a sound system, microphone and/or speaker are integral to the use of the space an assistive listening system (ALS) must be provided.

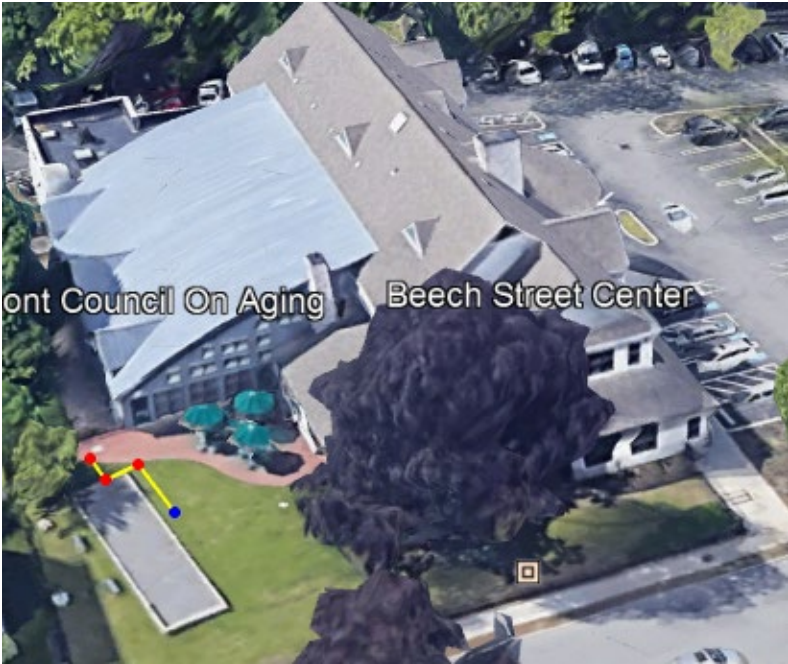
Order of Magnitude Cost Estimates

- Renovate exterior routes: \$3,312
- Provide compliant signage: \$1,760
- Renovate toilet room: \$1,461
- Provide a sink with knee and toe clearance in the health room: \$1,686
- Provide an assistive listening system and sign in the multipurpose room: \$1,214
- Miscellaneous corrective actions (accessible dining tables, cane-detectable barriers, etc.): \$3,908

Total: *\$13,341

* **Note:** Cost to relocate the wall at the urinal in the single-user toilet room on the second floor or to move the urinal out from the back wall to a location that is recessed less than 24” is beyond the scope of this project.

Figure 1: Suggested location for 48” wide min. accessible concrete path connecting the patio to the bocce ball court and to at least one bench in this area.








Best Practice and Inclusive Design






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

- Recommend providing a sign at the patio directing visitors to the accessible route when exiting the multipurpose room.






Town of Belmont
Beech Street Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Egress From East Side of Building to Parking Lot	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	6.0%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost for adding concrete to correct pathway cross slope - 10 per square foot.)	1	240	\$240
2	Parking Lot	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. (Cost based on a 4'x4' concrete patch.)	1	256	\$256
3	Multipurpose Room - Egress Near Kitchen	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1.25"	Alter change in level to be 1/4" high max. (Cost based on a 4'x4' concrete patch.)	1	256	\$256
4	Egress From Stair 2	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. (Cost based on a 4'x4' concrete patch.)	1	256	\$256
5	Lending Library Book Exchange on Beech Street at Building Entrance	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided. Provide a 4' wide min. 6' long asphalt path to book exchange. Ensure path has a maximum running slope of 1:20 (5.00%) and a maximum cross slope of 1:50 (2.00%). (Cost for a new concrete route.)	1	384	\$384






Town of Belmont
Beech Street Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
6	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated van accessible spaces Total # of designated accessible parking spaces Sign bottom < 60" above finished grade	64 4 2 42.5"	Locate sign with the bottom of the sign 60" above the ground.	2	Labor	\$0
7	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Sign bottom < 60" above finished grade	36"	Locate sign with the bottom of the sign 60" above the ground.	1	Labor	\$0
8	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Sign bottom < 60" above finished grade	44"	Locate sign with the bottom of the sign 60" above the ground.	4	Labor	\$0
Access to Goods and Services												
Means of Egress												
9	Multipurpose Room	1	119	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
10	Stair 2	2	207	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232






Town of Belmont
Beech Street Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Main Entrance	Ext		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
12	Multipurpose Room	1	119	Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility at the accessible exit with the illuminated exit sign.	1	432	\$432
13	Egress Near Game Room	1	122	Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
Interior Access Route												
14	Counseling Room	1		Interior Access Route	N/A		Route < 36" wide	-	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
15	Stair 1	1	130	Interior Access Route	N/A		Obstructed by protruding objects	-	Provide a cane-detectable barrier at the water control. Also relocate stored items out of stairway landing.	1	306	\$306





**Town of Belmont
Beech Street Center**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
16	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Remove the trash container to provide maneuvering clearance at the door.	1	Labor	\$0
17	Library - Egress to Patio on East Side of Building	1	121	Doors, Doorways, & Gates	Circulation		Door requires > 5 lbs. of force to open	18 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
18	Single-User Toilet Room	2	211	Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	18 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
19	Stair 2	2	207	Doors, Doorways, & Gates	Emergency Egress		Door requires > 5 lbs. of force to open	20 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Signage												
20	Stair 2	2	207	Signage	N/A		Raised characters < 48" or > 60" above ground	67"	Mount signs so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	Labor	\$0





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21	Multipurpose Room	1	119	Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side.	1	Labor	\$0
Operable Parts												
22	Classroom B	2	206	Operable Parts	Other		Clear floor space is not provided	-	Clear floor space not provided at sign. Relocate sign closer to latch/mount on glass.	1	Labor	\$0
23	Multipurpose Room	1	119	Operable Parts	Clothes Rod/Hooks		Side reach > 54"	63"	Provide a clothes rod or coat hook no higher than 48" above the finished floor.	1	256	\$256
24	Arts and Crafts Room	1	125	Operable Parts	Clothes Rod/Hooks		Side reach > 54"	63"	Provide a clothes rod or coat hook no higher than 48" above the finished floor.	1	256	\$256
25	Single-User Toilet Room	2	211	Operable Parts	Other		Not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	563	\$563





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Beech Street Center

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Dining or Work Surfaces												
26	Patio on East Side of Building	Ext.		Dining or Work Surfaces	Dining Surface		Knee or toe clearance not provided	-	Provide at least 1 dining surface in this area with 30" wide min. and 17" deep min. toe clearance. (This table does have the 27" min. required knee clearance.)	1	1100	\$1100
27	Lounge Area	1	121	Dining or Work Surfaces	Dining Surface		Knee or toe clearance not provided	-	Provide at least 1 dining surface in this area with 30" wide min. and 17" deep min. toe clearance. (This table does have the 27" min. required knee clearance.)	1	1100	\$1100
Assembly Area												
28	Multipurpose Room	1	119	Assembly Area	N/A		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system.	1	1214	\$1214
Exterior Benches												
29	Patio on East Side of Building	Ext.		Exterior Benches	N/A		No accessible route to one bench in area Accessible route not provided	-	Relocate at least one bench in this area to an accessible route and provide an accessible route from the patio connecting to the bocce ball court and to at least one bench of the north side of the bocce court.) (Cost based on a 4' wide x 30' long concrete path with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%) as shown in Figure 1 of the narrative.)	1	1920	\$1920
Toilet & Bathing Rooms												

Town of Belmont
Beech Street Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
30	Single-User Toilet Room	1	129	Single-User Toilet	N/A		Rear grab bar > 42" long (MAAB)	36'	Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	898	\$898
Urinal												
31	Men's Toilet Room	2	205	Urinal	N/A		Urinal recessed > 24" has > 36" clear width	33.25"	If urinal is recessed greater than 24" ensure there is a clear width of 36". (Cost to relocate the wall at the urinal where the width is narrower than allowed, or to move the urinal out from the back wall to a location that is recessed no more than 24" is beyond scope of this project.)	1	-	\$0
Additional Access												
Drinking Fountains												
32	Near Multipurpose Room	1	Hallway	Drinking Fountains	High		Standing height fountain does not have cane protection	-	Provide a cane-detectable barrier skirt under the high unit.	1	890	\$890
Sink												
33	Lounge Area	1	121	Sink	Kitchenette		Clear floor space not provided at sink	-	Provide a 30" by 48" clear floor space positioned for a forward approach. (Relocate watering can.)	1	Labor	\$0

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Beech Street Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Classroom A	2	215	Sink	Classroom		Clear floor space not provided at sink	-	Provide a 30" by 48" clear floor space positioned for a forward approach. (Relocate broom and any other stored items from clear floor space under sink.)	1	Labor	\$0
35	Health Room	2	210	Sink	Other		Toe and knee clearances not provided	-	Ensure there is a 27" knee clearance positioned for a forward approach.	1	1686	\$1686
Play and Sport Areas												
Exercise Machines												
36	Fitness	2	209	Exercise Machines	N/A		Clear floor space not provided	-	Ensure that one of each type of equipment has a 30" by 48" clear floor space positioned for transfer or for use by an individual seated in a wheelchair. Clear floor space required at exercise machines and equipment shall be permitted to overlap.	1	Labor	\$0
Best Practice												
Patio												
37	Patio on Southeast Side of Building	Ext.		Patio	N/A				Recommend providing a sign indicating the direction of the accessible route when exiting the multipurpose room.	1	-	\$0