

Main Library



Town of Belmont ADA Transition Plan

February 2021



Institute for Human Centered Design

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Background

Year Built: 1964

The Main Library in Belmont is located at 336 Concord Avenue. Visitor parking is available on the west side of the building, and staff parking is located on the east side of the library. There are a total of three (3) entrances and six (6) egresses. These include two (2) accessible entrances and egresses located on the east and west side of the building at the ground floor level.

The library has three (3) levels with a ground floor, a first floor and a balcony. Vertical access is provided by three (3) staircases, including a designated staff-only stairway, and an elevator.

The ground floor contains an assembly room with a stage, inaccessible men’s and women’s toilet rooms, an accessible single-user toilet room which is the only accessible toilet room in the library, the Flett Room, drinking fountains and the children’s library with a circulation desk. The first floor houses the main collection for adults, Belmont Historical Society materials, a card catalog, the Claflin Room, a reference room, the young adult area, and the periodicals area. The library stacks and special collections are located in the balcony.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include a pathway to a picnic and sitting area that is narrower than the minimum width required, and deteriorated concrete in one area of the walkway surrounding the library.

Parking

Accessibility issues include lack of a van accessible parking space with a compliant marked access aisle and a designation sign with the words “Van Accessible”. The existing car accessible parking space’s access aisle is narrower than the minimum width required.

Signage

Accessibility issues with signage include lack of directional signage at an inaccessible entrance indicating the location of the nearest accessible entrance, and lack of directional signage at three inaccessible toilet rooms indicating the location of the nearest accessible toilet room. There is also misplaced and noncompliant designation signage, and lack of egress signage including signage with an illuminated International Symbol of Accessibility (ISA) at egress doors leading directly to an accessible route.

Doors, Doorways, and Gates

Accessibility issues with doors include lack of the minimum required pull-side maneuvering clearance at the exit from the accessible single-user toilet room on the ground floor (an automatic door opener is required). In addition, two (2) interior doors have hardware that requires tight grasping, pinching and twisting of the wrist (doorknobs). Also, the exterior landing at an egress door has a cross slope that is greater than the maximum allowed.

Elevators

Accessibility issues with the elevator include interior call buttons that are higher than the maximum height allowed.

Drinking Fountains

Accessibility issues with drinking fountains include lack of two (2) drinking fountains for standing users.

Assembly Area

Accessibility issue with the assembly area include lack of an accessible route to the stage (a portable ramp could provide access), and lack of an assistive listening system (ALS).

Note: In each area where audible communication is integral to the use of the space, an assistive listening system shall be provided. Where an assistive listening system is required, a sign indicating its availability is also required. Assistive listening

devices must be kept charged and maintained. Twenty-five percent of (but no fewer than two) receivers shall be hearing aid compatible in accordance with the ADA 2010 Standards for Accessible Design 706.3.

Toilet and Bathing Rooms

Accessibility issues with toilet rooms include a paper towel dispenser that protrudes into the circulation path, exposed plumbing at the lavatory, and a changing table that is not maintained in operable working condition in the accessible single-user toilet room on the ground floor.

Additional Accessibility Issues

- Interior access routes are narrower than the minimum width required due to the placement of furniture such as bookcases and chairs.
- Lack of an accessible picnic table with the minimum required knee and toe clearance in the picnic area.
- Lack of a coat rod within accessible reach range.

Order of Magnitude Cost Estimates

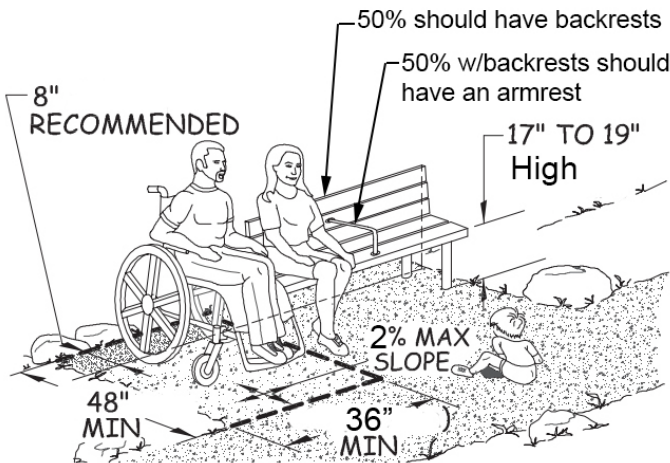
- Provide compliant directional, designation and egress signage: \$4,804
- Renovate doors including the provision of one (1) automatic door opener: \$4,228
- Provide an assistive listening system: \$1,214
- Provide two (2) drinking fountains for standing users: \$8,056
- Renovate elevator call buttons: \$928
- Miscellaneous corrective actions (including accessible parking, renovating exterior access routes, renovating the accessible toilet room, portable ramp, accessible picnic table, etc.): \$4,466

Total: \$23,696

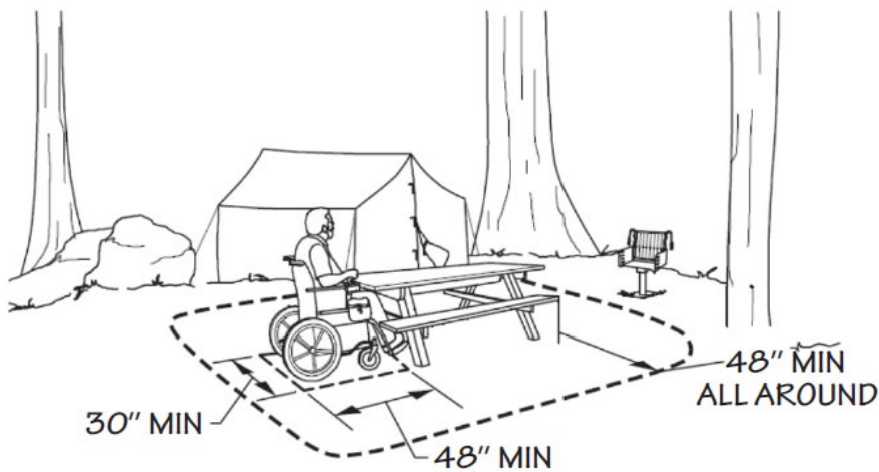
Best Practice and Inclusive Design

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 firm, stable and slip resistant clear floor space alongside at least one bench in each sitting area so that a person using a wheelchair can sit shoulder-to-shoulder with a person seated on the bench. Also recommend providing at least one bench with arms.







- Recommend proving a 48" min. firm, stable and slip resistant surface around the exterior of each accessible picnic table at the library.






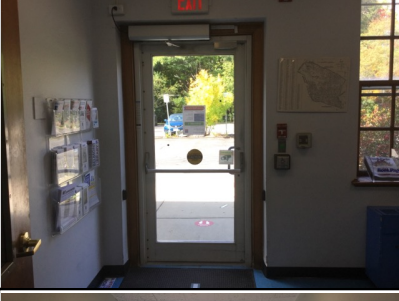

- Recommend providing rail extensions that extend 12" beyond the top and bottom riser on both sides of all stairway handrails in the library.
- Recommend providing color contrasting strips on stairway treads.

- Recommend providing accessible designation signs mounted within reach range on the latch side of the door at permanent rooms that lack designation signs.






Town of Belmont
Main Library

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	South of Library - Picnic Area	Ext.		Exterior Access Route	Walkway		Exterior route < 48" wide	25"	Provide a firm, stable and slip resistant path with a clear width of 48" min. to the picnic tables. Ensure path has a cross slope no steeper than 1:50 (2.00%), and a running slope no steeper than 1:20 (5%).	1	600	\$600
2	Walkway at East Side of Building	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Repair deteriorated cement in walkway.) (Cost based on two 4'x4' concrete patches.)	2	256	\$512
Off-Street Parking Lot or Garage												
3	West Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle < 60" wide at car/van space Access aisle < 96" wide at van space Sign does not have the designation "Van Accessible"	44 3 - 42" 42" -	Provide a van accessible parking space at least 96" wide with a marked access aisle at least 96" wide. Add the designation "Van Accessible" to the sign at the van accessible space. Provide a marked access aisle that is at least 60" wide at the car accessible parking space. (Re-stripe access aisle to 96" wide min.). Add the designation "Van Accessible" to the sign located at the van accessible space.	1	800	\$800
Entrance												
4	West Entrance	Ext.		Entrance	Other		Entrance not on an accessible route Directional sign to accessible entrance not provided	- -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346






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5	East Entrance	G		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
Access to Goods and Services												
Means of Egress												
6	Main Entrance From North Side of Building	1		Means of Egress	N/A		Tactile exit sign not provided	1	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
7	Assembly Room - Egress to East Parking Lot	G		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
8	West Entrance	1		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
9	East Entrance	G		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






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Interior Access Route												
10	Newspapers and Magazines - West Side of Building	1		Interior Access Route	N/A		Route < 36" wide	30.5"	Relocate chairs to ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
11	Young Adult Section - East Side of Building	1		Interior Access Route	N/A		Route < 36" wide	34.25"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
12	Children's Library	G		Interior Access Route	N/A		Route < 36" wide	33.5"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
Benches												
13	South of Library - Picnic Area	Ext.		Benches	N/A				Recommend providing a firm, stable and slip resistant clear floor space alongside at least one bench in each sitting area so that a person using a wheelchair can sit shoulder-to-shoulder with a person seated on the bench. Also recommend providing at least one bench with arms.	1	-	\$0
Doors, Doorways, & Gates												
14	Accessible Toilet Room - Ground Level Central Hallway	G		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Minimum require 18" pull-side maneuvering clearance not provided. Provide an automatic door opener.	1	3060	\$3060






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15	East Entrance	Ext.		Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance at door > 1:50 (2.00%)	7.5% -	Alter so that the slope in all directions at the doorway landing is no greater than 1:50 (2.00%).	1	200	\$200
16	Clafin Room - Northwest Side of Building	1		Doors, Doorways, & Gates	Circulation		Hardware 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	484	\$484
17	Ground Level Central Hallway	G		Doors, Doorways, & Gates	Circulation		Hardware 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	484	\$484
Elevator												
18	Elevator	B		Elevator	Interior		Elevator call buttons > 48"	60"	Lower call buttons to 48" max. above the finished floor.	1	1928	\$1928
Signage												
19	Newspapers and Magazines - West Side of Building	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	At permanent rooms where signage is provided, provide text with raised characters duplicated in braille on sign. Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232





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20	Clafin Room - Northwest Side of Building	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	At permanent rooms where signage is provided, provide text with raised characters duplicated in braille on sign. Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
21	Clafin Room - Northwest Side of Building	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Provide braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
22	Young Adult Section - East Side of Building	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	At permanent rooms where signage is provided, provide text with raised characters duplicated in braille on sign. Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
23	Assembly Room	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	At permanent rooms where signage is provided, provide text with raised characters duplicated in braille on sign. Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
24	Accessible Toilet Room - Ground Level Central Hallway	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	At permanent rooms where signage is provided, provide text with raised characters duplicated in braille on sign. Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232






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25	Flett Room	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	At permanent rooms where signage is provided, provide text with raised characters duplicated in braille on sign. Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
26	Children's Library	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	At permanent rooms where signage is provided, provide text with raised characters duplicated in braille on sign. Mount visual sign so that the baseline of the lowest character is 40" min. above the finished floor. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
Operable Parts												
27	Assembly Room	G		Operable Parts	Clothes Rod/Hooks		Side reach > 54"	63"	Relocate or provide at least one coat rod between 15" - 48" above the finished floor.	1	256	\$256
Dining or Work Surfaces												
28	Reference Room Computer Terminal - South Side of Building	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	18"	Provide a comparable terminal on a work surface with 27" min. knee and toe clearance.	1	-	\$0
29	Stacks B04 Near Stair B06	B		Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	40"	Provide a comparable computer terminal on an accessible work surface with tops between 28"-34" above the floor and 27" clear height underneath.	1	-	\$0





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Assembly Area												
30	Assembly Room	G		Assembly Area	N/A		Accessible route to stage not provided	7.5"	Provide an accessible route to the stage. Provide a portable ramp.	1	500	\$500
31	Assembly Room	G		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
Picnic Tables												
32	South of Library - Picnic Area	Ext.		Picnic Tables	N/A				Recommend providing a 48" min. firm, stable and slip resistant surface around the exterior of each accessible picnic table in the library.	1	-	\$0
Picnic Tables												
33	South of Library - Picnic Area	Ext.		Picnic Tables			Toe or knee clearance at tables not provided	-	Provide at least 1 picnic table (or ensure that 5% of picnic tables) have toe and knee clearance.	1	1400	\$1400
Toilet & Bathing Rooms												

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Overall Access												
34	Toilet Room in Central Hallway	1		Overall Access	Toilet Room		Turning space not provided Sign to accessible toilet not provided	- -	Provide a directional sign on the exterior door indicating the location of the nearest accessible toilet or bathing room.	1	232	\$232
35	Central Hallway of Main Floor	1		Overall Access			Sign to accessible toilet not provided	-	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	232	\$232
36	Ground Level Central Hallway - Toilet Rooms	G		Overall Access	Toilet Room		Sign to accessible toilet not provided	-	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	232	\$232
37	Children's Library	G		Overall Access	Toilet Room		Sign to accessible toilet not provided	-	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	232	\$232
Lavatory												
38	Accessible Toilet Room - Ground Level Central Hallway	G		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	92	\$92

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Dispensers												
39	Accessible Toilet Room - Ground Level Central Hallway	G		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	-	Relocate paper towel dispenser out of the circulation path or provide a cane-detectible barrier below the dispenser 27" max. above the finished floor.	1	306	\$306
40	Accessible Toilet Room - Ground Level Central Hallway	G		Dispensers	Other		Dispenser acts as a protruding object	30.75"	Changing station not in operable working condition. Repair so table surface can be left in upright position.	1	Labor	\$0
Additional Access												
Drinking Fountains												
41	Near Accessible Toilet Room - Ground Level Central Hallway	G		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	4028	\$4028
42	Children's Library	G		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	4028	\$4028
Best Practice												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Circulation Desk												
43	Circulation Desk Near North Side of Building	1		Circulation Desk	N/A					1		\$0
Staircase												
44	Stair B03	B		Staircase	N/A				Recommend providing rail extension on both sides of all stairway railings in the library that extend 12" beyond the top and bottom riser. Also recommend providing color contrasting strips on stairway treads.	1	-	\$0