

Fire Station Headquarters



Town of Belmont ADA Transition Plan

February 2021



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: 2006

Belmont Fire Station Headquarters is located at 299 Trapelo Road. It is a two-story building with four (4) engine bays on its south side. Parking, including accessible parking, is located on the east side of the building. The accessible main entrance has an intercom and is located near the accessible parking, and there are accessible egress doors on the north and south side of the Headquarters. Vertical access is provided by an elevator and two (2) staircases, with one of the staircases used only by firefighters and other staff.

The first floor includes a lobby and reception counter by the main entrance, an accessible woman’s and an accessible men’s single-user toilet room, and the garage with four (4) engine bays. The second floor includes the chief’s office, the assistant chief’s office, the administration chief’s office, the fire prevention office, a training room, a conference room, an accessible woman’s and an accessible men’s single-user toilet room and a staff area with a kitchen and staff dining room.

Key Accessibility Issues

Signage

Accessibility issues include missing or deteriorated raised characters on some designation signs, and lack of egress signs including lack of an illuminated International Symbol of Accessibility (ISA) at one egress door that connects directly to an accessible means of egress.

Assembly Area

Accessibility issues include lack of an assisted listening system (ALS) in the training room. (IHCD team was told that the training room is sometimes used by members of the public).

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.

Service Counters

Accessibility issues include lack of an accessible service counter in the administration chief’s office and in the fire prevention office.

Drinking Fountain

Accessibility issues include lack of a drinking fountain for a standing user.

Additional Accessibility Issues

- Paper towel dispensers located above the grab bar in each of the four single-user toilet rooms.

Order of Magnitude Cost Estimates

- Provide compliant designation and egress signage: \$896
- Provide accessible service counters: \$1,760
- Provide a drinking fountain for a standing user: \$4,028
- Provide an assistive listening system: \$1,214
- Miscellaneous corrective actions (relocate paper towel dispensers in toilet rooms, etc.): \$1,024

Total: \$8,922

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 accessible signage at the four single-user toilet rooms with pictograms indicating that one of the toilet rooms on each floor is for women, and one of the toilet rooms on each floor is for men. (At present, pictograms do not specify a single gender, but small “Men” and “Women” labels,





Fire Station Headquarters

incorrectly placed below the braille text, have been added to the toilet room signs.

- Recommend providing an adjustable height podium with 27" min. high knee and toe clearance in the training room.





Town of Belmont

Fire Station Headquarters

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Emergency Exit												
1	Main Entrance	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- - -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
Access to Goods and Services												
Doors, Doorways, & Gates												
2	Women's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	7 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Signage												
3		1		Signage	Designation		Raised characters not provided on sign	-	Raised character "R" missing on sign. Provide text with all characters raised. (Replace or repair sign.)	1	232	\$232
4	Assistant Chief's Office	2	208	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign. (Replace sign.)	1	232	\$232





Town of Belmont

Fire Station Headquarters




ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
5	Administration Chief's Office	2		Service Counter	N/A		Counter > 36" high	42"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
6	Fire Prevention	2	210	Service Counter	N/A		Counter > 36" high	42"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
Assembly Area												
7	Training Room	2	201	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
Toilet & Bathing Rooms												
Dispensers												
8	Single-User Toilet Room in Garage	1		Dispensers	Paper Towel Dispenser		Paper towel dispenser mounted above grab bar.		Relocate paper towel dispenser so it is not located above the grab bar (MAAB).	1	256	\$256

Town of Belmont

Fire Station Headquarters

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
9	Men's Single-User Toilet Room in Lobby	1		Dispensers	Paper Towel Dispenser		Paper towel dispenser mounted above grab bar.		Relocate paper towel dispenser so it is not located above the grab bar (MAAB).	1	256	\$256
10	Men's Single-User Toilet Room	2		Dispensers	Paper Towel Dispenser		Paper towel dispenser mounted above grab bar.		Relocate paper towel dispenser so it is not located above the grab bar (MAAB).	1	256	\$256
11	Women's Single-User Toilet Room	2		Dispensers	Paper Towel Dispenser		Paper towel dispenser mounted above grab bar.		Relocate paper towel dispenser so it is not located above the grab bar (MAAB).	1	256	\$256
Additional Access												
Drinking Fountains												
12	Training Room	2	201	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												

**Town of Belmont
Fire Station Headquarters**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Podium												
13	Training Room	2	201	Podium	N/A				Recommend providing and adjustable height podium with 27" min. knee and toe clearance.	1	-	\$0
Sign												
14	Men's Toilet Room	2		Sign	N/A				Recommend, if it is preferred to have a single-user men's and a single-user women's toilet room on each floor, to get signage that shows the International Symbol of Accessibility (ISA) with raised characters and braille with pictograms that show the intended gender in each case.	2	-	\$0
15	Women's Toilet Room	2		Sign	N/A				Recommend, if it is preferred to have a single-user men's and a single-user women's toilet room on each floor, to get signage that shows the International Symbol of Accessibility (ISA) with raised characters and braille with pictograms that show the intended gender in each case.	2	-	\$0