

Homer Municipal Building



Town of Belmont ADA Transition Plan

June 2021



Institute for Human Centered Design

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Background

Year Built: 1898 Year Renovated: 1996, 2005

Homer Municipal Building is located at 19 Moore Street, just east of Town Hall and a School Administration Building. It is a four (4) story building including a basement ground floor and three (3) above ground levels. There is parking for the public including four (4) accessible parking spaces on the south side of the building. A parking lot on the north side has permit-only spaces.

The main accessible entrance is on the west side of the building. (On the day of the survey, the automatic door at this entrance was turned off as a precaution related to COVID-19.) Additional egress doors are located on the building’s north and east sides. Once inside the building vertical access is provided by two (2) staircases and an elevator.

As indicated on a Belmont municipal web site, the facilities department is located on the ground floor, the town accountant, treasurer, assessor’s office and department of public works are on the first floor, community development, recreation and health are located on the second floor and the IT department is on the third floor. The third floor also has two (2) conference rooms and a gallery used for meetings and art shows. In addition, men’s and women’s single-user toilet rooms are located on the ground, first and second floors, and men’s and women’s multi-user toilet rooms are located on the third floor.

Key Accessibility Issues

Interior Egress Stairs

Accessibility issues include handrails with a noncompliant cross section on one side of both sets of egress stairs.

Signage

Accessibility issues include lack of or misplaced designation, directional and egress signage.

Service Counters

Accessibility issues include two (2) service counters that are lacking a section that is 30” wide min. and 36” max. above the finished floor.

Work Surfaces

Accessibility issues include one (1) work surface that lacks the minimum required knee clearance and one (1) work surface that has a top surface higher than the maximum height allowed.

Additional Accessibility Issues

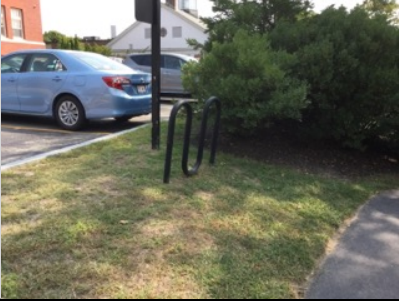



- Bike rack is not on an accessible route.
- The coat hooks in six (6) toilet rooms are mounted higher than the maximum height allowed.
- Interior doors require a greater opening force than allowed.
- There is a lack of clear floor space at a designation sign.
- Pipes at ceiling level in the women’s multi-user toilet room on the third floor are below 80” above the finished floor and are thus a protruding object.

Order of Magnitude Cost Estimates






- Renovate egress stair railings: \$13,320
- Renovate or provide accessible designation, directional and egress signage: \$2,084
- Provide two (2) accessible service counters: \$1,760
- Provide two (2) accessible work surfaces: \$1,400
- Miscellaneous corrective actions (bike rack, toilet room coat hooks, etc.): \$1,140

Total: \$19,704



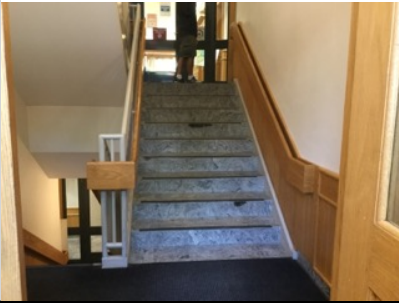
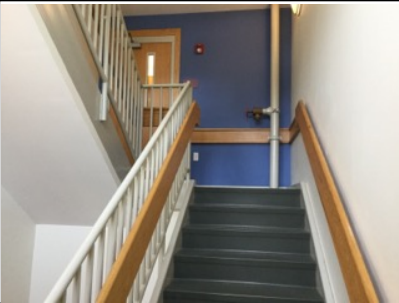

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Path to Street	Ext.		Exterior Access Route	Exterior		Accessible route not provided	23%	Ensure an accessible route is provided to the bike rack that is firm, stable and slip resistant and with a maximum slope of 2% in all directions at the bike rack. (Cost to provide an asphalt patch with a 2% max. slope or to relocate bike rack to an accessible location.).	1	240	\$240
Entrance												
2	Egress/ Entrance At Staircase 2	Ext.		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
3	Egress/Non- Accessible Entrance	Ext.		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												
4	Staircase 1	1		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






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Staircase 2	1		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
Interior Access Route												
6	Women's Toilet Room	3		Interior Access Route	N/A		Obstructed by protruding objects	65.75"	Wrap pipes with padding at all points below 80" above the finished floor to prevent head injury.	1	Labor	\$0
Doors, Doorways, & Gates												
7	Facilities Department	G		Doors, Doorways, & Gates	Emergency Egress		Door requires > 5 lbs. of force to open	13 Lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
8	Men's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	9 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
9	Women's Toilet Room	3		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	9 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Men's Toilet Room	3		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	9 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
11	Gallery Second Entrance	3		Doors, Doorways, & Gates	Circulation		Door requires > 5 lbs. of force to open	8 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Stairways												
12	Staircase 1	1		Stairways	Egress		Handrails have non-compliant cross section	8"	Provide handrails on one side of egress stairs (side with noncompliant wood handrails) with 1 1/4" - 2" circular cross sections from the ground floor to floors one, two and three. (Cost based on 90' of compliant wall mounted metal handrails.)	1	6660	\$6660
13	Staircase 2	3		Stairways	Egress		Handrails have non-compliant cross section	8"	Provide handrails on one side of egress stairs (side with noncompliant wood handrails) with 1 1/4" - 2" circular cross sections from the ground floor to floors one, two and three. (Cost based on 90' of compliant wall mounted metal handrails.)	1	6660	\$6660
Signage												
14	DPW	1		Signage	Designation		Raised characters < 48" or > 60" above ground	77.25"	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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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Staircase 1	2		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side. (The existing sign can remain, but add an additional accessible sign on the glass on the latch side of the door. People who are blind or low vision are taught to find the door handle and reach up from there to locate the accessible sign, and such visitors would likely never find the existing sign.)	1	232	\$232
16	Entrance	2		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side. (The existing sign can remain, but add an additional accessible sign on the glass on the latch side of the door. People who are blind or low vision are taught to find the door handle and reach up from there to locate the accessible sign, and such visitors would likely never find the existing sign.)	1	232	
17	Egress	2		Signage	Egress		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
18	Entrance	3		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side. (The existing sign can remain, but add an additional accessible sign on the glass on the latch side of the door. People who are blind or low vision are taught to find the door handle and reach up from there to locate the accessible sign, and such visitors would likely never find the existing sign.)	1	232	
19	Egress	3		Signage	Egress		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side. (The existing sign can remain, but add an additional accessible sign on the glass on the latch side of the door. People who are blind or low vision are taught to find the door handle and reach up from there to locate the accessible sign, and such visitors would likely never find the existing sign.)	1	232	\$232





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Gallery	3		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
21	Gallery Second Entrance	3		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
22	Facilities Department	G		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
Service Counter												
23	Facilities Department	G		Service Counter	N/A		Counter > 36" high	43.75"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
24	Board of Health and Veterans Services	2		Service Counter	N/A		Counter > 36" high	43.5"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880

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Operable Parts												
25	Men's Toilet Room	1		Operable Parts	Other		Clear floor space is not provided	-	Relocate table to provide a 30" min. by 48" min. clear floor space at the sign to the toilet room.	1	Labor	\$0
Dining or Work Surfaces												
26	Board of Assessors	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	24"	Provide at least 1 dining or work surface with 27" min. knee and toe clearance.	1	700	\$700
27	Treasurer	1		Dining or Work Surfaces	Work Surface		Top of work surface < 28" or > 34"	42.25"		1		\$0
Toilet & Bathing Rooms												
Single-User Toilet												
28	Men's Toilet Room	G		Single-User Toilet	N/A		Hook located > 48" high	65.25"	Locate hook no higher than 48" above the finished floor.	1	150	\$150

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
29	Women's Toilet Room	G		Single-User Toilet	N/A		Hook located > 48" high	67.25"	Locate hook no higher than 48" above the finished floor.	1	150	\$150
30	Men's Toilet Room	1		Single-User Toilet	N/A		Hook located > 48" high	67.5"	Locate hook no higher than 48" above the finished floor.	1	150	\$150
31	Women's Toilet Room	1		Single-User Toilet	N/A		Hook located > 48" high	67"	Locate hook no higher than 48" above the finished floor.	1	150	\$150
32	Women's Toilet Room	2		Single-User Toilet	N/A		Hook located > 48" high	64"	Locate hook no higher than 48" above the finished floor.	1	150	\$150
33	Men's Toilet Room	2		Single-User Toilet	N/A		Hook located > 48" high	65"	Locate hook no higher than 48" above the finished floor.	1	150	\$150