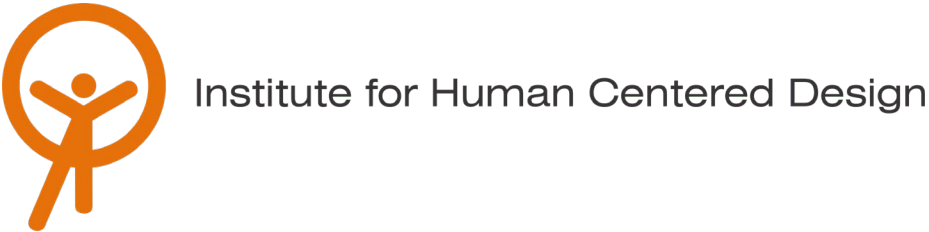


Underwood Pool and Bathhouse



Town of Belmont ADA Transition Plan

October 2020



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Background

Year Built: 2016

The Underwood Pool and Bathhouse is located at 338 Concord Avenue. The facility includes a main entrance building with a check-in counter, five single-user shower rooms and a first aid office; a shallow family pool with a zero-depth entry and water slide; a larger pool with an area for lap-swimming, leisure and a diving; a building for vending machines; and a building with a bathhouse for men and women and the lifeguard's office. Additional amenities include accessible picnic tables, an accessible outdoor shower, and an accessible drinking fountain.

Parking for the building is provided in a parking lot adjacent to the facility entrance on Cottage Street. A compliant van accessible parking space is provided.

Note: Due to the pandemic, Underwood Pool was closed and pools and facilities including the vending machine building and large pool could not be fully surveyed.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include sidewalks with excessive running and cross slopes and a route that is obstructed by a protruding paper towel dispenser.

Emergency Exit Signage

Accessibility issues include lack of compliant emergency egress signage including signage with raised characters and braille on the latch side of the exit door and a sign with an illuminated International Symbol of Accessibility (ISA) at accessible exit doors.

Interior Access Routes

Accessibility issues include lavatories in the circulation path in the men's and women's bathhouses that act as protruding objects.

Service Counters

The first aid room Dutch door and the Dutch doors to the lifeguard's office from the men's and women's bathhouse have service counters located higher than allowed.

Shower and Changing Rooms

Accessibility issues include lack of a compliant transfer shower at any of the four single-user toilet rooms by the entrance, lack of compliant shower seats in the accessible shower stalls in the men's and women's bathhouses, and lack of a compliant bench in any of the changing rooms.

Note: IHCD recommends bringing one of the four single-user shower-changing rooms by the front entrance into full compliance and updating the designation signage at the other non-compliant single-user shower-changing rooms so that the sign does not include the International Symbol of Accessibility (ISA). IHCD recommends providing directional signage at the single-user shower-changing room by the pool directing users to the nearest accessible shower-changing room. IHCD also recommends updating the shower compartments, toilet compartments and urinals in the men's and women's bathhouses.

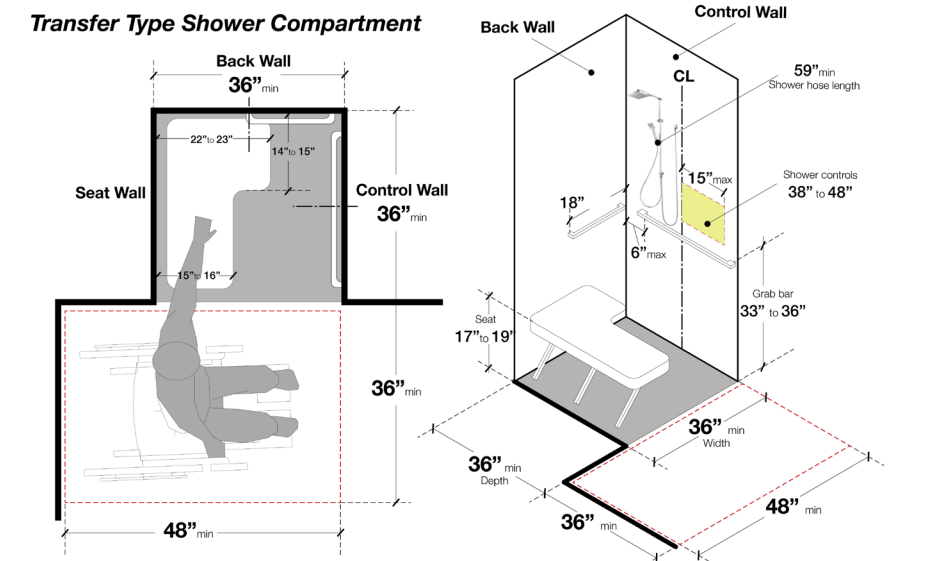


Figure 1: The diagram above illustrates the 36" min. wide by 48" min. deep clear floor space that is required alongside a transfer shower.

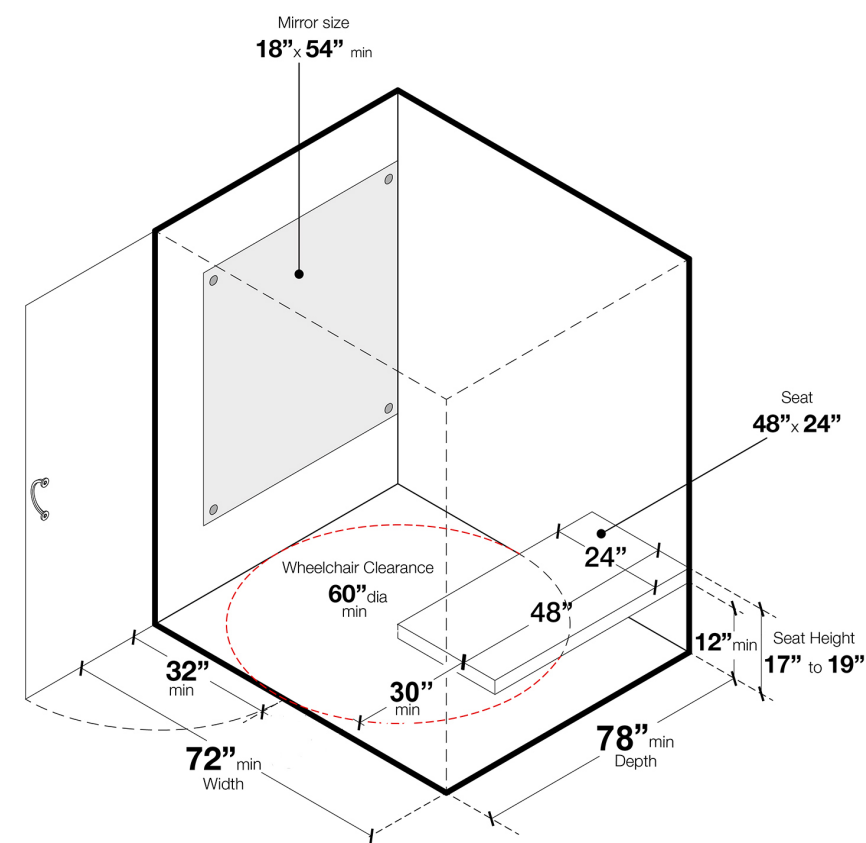


Figure 2: The diagram above shows a changing room that complies with 521 CMR and the 2010 ADA Standards.

Zero-Depth Entry Pool

The circular ramp that provides an accessible entrance into this pool has a cross slope that is steeper than allowed.

Additional Accessibility Issues

- Two curb ramps lack level transitions.
- The gate to the pool has hardware that is not operable with one hand and lacks a 10-inch high solid surface on the push side.






Order of Magnitude Cost Estimates

- Renovate exterior routes: \$2,756
- Provide emergency exit signage: \$6,696
- Provide cane-detectable barriers on each side of the lavatories in the men’s and women’s bathhouse: \$1,224
- Provide a call button by the first aid room and each door of the lifeguard’s office: \$1,200
- Renovate one single user shower/changing room and men’s and women’s bathhouses and provide updated compliant signage at other shower rooms: \$9,930
- Miscellaneous corrective actions (curb ramps, gate hardware and solid surface on the bottom of the gate, etc.): \$1,140






Total: \$22,946*

*** Note:** Cost does not include the cost to renovate the ramp into the zero-depth entry pool as this will require further research.






Town of Belmont
Underwood Pool and Bathhouse

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Vending Machine Building	Ext.		Exterior Access Route	Walkway		Obstructed by protruding objects Reach < 15" or > 48"(forward/side approach)	9" 54"	Relocate paper towel dispenser out of the circulation path and locate so that controls are between 15"- 48" above the finished floor.	1	256	\$256
2	Sidewalk by Main Entrance to Pool	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	6.2%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost to demolish and rebuild 10' long concrete sidewalk.)	1	1250	\$1250
3	Sidewalk by Parking Lot on Cottage Street	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5%)	7.9%	Reduce running slope to be no steeper than 1:20 (5%). (Cost to demolish and rebuild 10' long concrete sidewalk.)	1	1250	\$1250
Curb Ramp												
4	Crosswalk Across Cottage Street From the Pool	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush	1"	Ensure transition from curb ramp to street is flush or free of changes in level.	1	170	\$170
5	Sidewalk	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush	1.5"	Ensure transition from curb ramp to street is flush or free of changes in level.	1	170	\$170


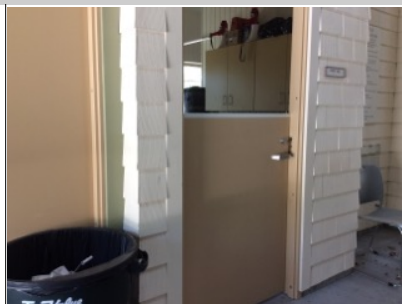



Town of Belmont
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Emergency Exit												
6	Main Entrance to Pool (Egress Doorway)	1		Emergency Exit	N/A		Tactile sign not provided at 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	1116	\$1116
7	Men's and Women's Bathhouses Egress to Front	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.	2	1116	\$2232
8	Men's and Women's Bathhouses Egress to Side (By Compartments)	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.	2	1116	\$2232
9	Egress to Pool Deck	Ext.		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	1116	\$1116
Access to Goods and Services												
Interior Access Route												
10	Men's Bathhouse Toilet Room	1		Interior Access Route	N/A		Obstructed by protruding objects	24"	Provide a cane-detectable barrier at each side of the lavatories.	2	306	\$612





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Women's Bathhouse Toilet Room	1		Interior Access Route	N/A		Obstructed by protruding objects	24"	Provide a cane-detectable barrier at each side of the lavatories.	2	306	\$612
Doors, Doorways, & Gates												
12	Pool Entrance Gate	Ext.		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	Provide ADA compliant gate hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
13	Pool Entrance Gate	Ext.		Doors, Doorways, & Gates	Circulation		10" solid surface not provided	-	Swinging door and gate surfaces within 10 inches of the finished floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate.	1	316	\$316
Signage												
14	Men's Bathhouse	Ext.		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
15	Women's Bathhouse	Ext.		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






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
16	Accessible Single-User Family Changing Rooms by the Main Entrance	1		Signage	Designation		Sign is not compliant	-	Due to the inadequate size of clear floor space at the transfer showers and the lack of a compliant bench, the four changing rooms by the entrance are not compliant. IHCD recommends making one single-user toilet room fully compliant and providing designation signage at the other three that does not have the International Symbol of Accessibility (ISA). (Cost for 3 signs.)	3	232	\$696	
Service Counter													
17	First Aid Room	1		Service Counter	N/A		Counter > 36" high	49"	Provide a call button adjacent to the latch side of the door within the appropriate reach ranges indicating assistance is available by ringing the bell, with the International Symbol of Accessibility.	1	400		\$400
18	Lifeguard Office on Men's Bathhouse Side	1		Service Counter	N/A		Counter > 36" high	49"	Provide a call button adjacent to the latch side of the door within the appropriate reach ranges indicating assistance is available by ringing the bell, with the International Symbol of Accessibility.	1	400		
19	Lifeguard Office on Women's Bathhouse Side	1		Service Counter	N/A		Counter > 36" high	49"	Provide a call button adjacent to the latch side of the door within the appropriate reach ranges indicating assistance is available by ringing the bell, with the International Symbol of Accessibility.	1	400		\$400
Locker Room													
20	Accessible Single-User Family Changing Room 1 Near the Main Entrance	1		Locker Room			Bench < 48" long	-	Renovate one of the single-user shower/changing rooms by the entrance to provide a fixed bench that is 48" long for changing. Benches must be strong enough to withstand a vertical or horizontal force of 250 pounds applied at any point on the seat, fastener, mounting device, or supporting structure. A 30" wide clear floor space is required alongside the bench.	1	200	\$200	
Toilet & Bathing Rooms													





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Overall Access												
21	Single-User Family Changing and Shower Room with Direct Access to the Pool Deck	1		Overall Access	Bathing Room		Accessible plumbing fixtures or stalls not provided Sign to accessible toilet not provided	- -	Toilet room clear floor space at the toilet does not comply with 521 CMR, toilet lacks room for grab bar on the side wall and the transfer shower lacks required clear floor space. Provide a directional sign indicating the location of the nearest accessible bathing room and provide a designation sign at the toilet room that does not contain the International Symbol of Accessibility (ISA).	2	232	\$464
Lavatory												
22	Men's Bathhouse Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	92	\$92
Single-User Toilet												
23	Accessible Single-User Family Changing Room 1 Near the Main Entrance	1		Single-User Toilet	N/A		Hook located > 48" high	60"	Locate hook no higher than 48" above the finished floor.	1	150	\$150
Toilet Compartment												
24	Men's Bathhouse Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48"	54"	Lower coat hook so that it is no higher than 48".	1	150	\$150

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25	Women's Bathhouse Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48"	53"	Lower coat hook so that it is no higher than 48".	1	150	\$150
Urinal												
26	Men's Bathhouse Toilet Room	1		Urinal	N/A		Flush control too high or not properly located	52"	Mount flush control at 44" max. above the finished floor at one urinal.	1	500	\$500
Dispensers												
27	Accessible Single-User Family Changing Room 1 Near the Main Entrance	1		Dispensers	Hand Dryer		Controls > 42" high	47"	Relocate hand dryer so the operable part is 42" max. above the finished floor.	1	256	\$256
Shower Compartment												
28	Accessible Single-User Family Changing Room 1 Near the Main Entrance	1		Shower Compartment	Transfer Type		Clear space at transfer shower > 48" x 36" Grab bars mounted in wrong location Seat is not padded (MAAB)	- - -	Renovate one of the single-user shower/changing rooms by the entrance to provide a 48" x 36" clear floor space for a transfer shower. Ensure grab bars are not provided over the seat. Provide a padded shower seat.	1	6072	\$6072
29	Men's Bathhouse and Women's Bathhouse Accessible Shower	1		Shower Compartment			Seat is not padded (MAAB) Side edge of seat > 1-1/2" from the adjacent wall	- -	Provide a padded shower seat. Locate the side edge of the seat so that it is 1-1/2" max. from the adjacent wall.	2	600	\$1200

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play and Sport Areas												
Swimming Pool												
30	Family Pool With Zero Depth Sloped Entry	Ext.		Swimming Pool	Sloped Entry		Cross slope > 1:50 (2.00%)	6%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost beyond project scope.)	1	Cost beyond project scope	\$0
Overall Review												
31	Lap Swimming and Diving Pool	Ext.							Note: Pool entry unable to be fully surveyed.	1	-	\$0
Best Practice												
32	Accessible Single-User Family Changing Room 1 Near the Main Entrance	1							The baby changing tables are mounted at an accessible height.	1	-	\$0
33	Parking Lot	Ext.							Parking lot has a compliant van accessible parking space.	1	-	\$0