

Emergency Management



Town of Fairhaven ADA Transition Plan

November 2024



Institute for Human Centered Design

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Background

The Emergency Management Public Safety Annex building is a one-story structure that is located at 150 Sconticut Neck Road. A parking area is located south of the building.

Areas surveyed include entrances, exits, a men’s, a women’s and a largely accessible all-gender single-user toilet room, a meeting space and a kitchen area.

Key Accessibility Issues

Parking

Accessibility issues include a van accessible parking space and access aisle that are narrower than allowed, and lack of signage with the designation “Van Accessible” at the van accessible parking space. Additionally, the sign with the International Symbol of Accessibility (ISA) is not maintained in operable working condition.

Signage

Accessibility issues include lack of signage with the International Symbol of Accessibility (ISA) at the largely accessible entrance door, lack of directional signage at inaccessible entrance and egress doors directing visitors to the nearest accessible entrance and egress, lack of tactile egress signs, lack of designation signs with raised characters and braille located on the latch side of doors at each permanent room, a sign with glare, and lack of directional signage at inaccessible toilet rooms pointing visitors to the accessible toilet room. Additionally, when the illuminated exit signs at the accessible exits are replaced, illuminated signs with the International Symbol of Accessibility (ISA) should be provided.

Doors and Doorways

Accessibility issues include doors that lack maneuvering clearance, doors that require an opening force greater than allowed, doors with a noncompliant closing speed, doors with thresholds that are higher than allowed, and doors with noncompliant hardware that cannot be used without requiring tight grasping, pinching or twisting of the wrist.

Toilet Rooms

Accessibility issues at the largely accessible all-gender single-user toilet room include exposed plumbing underneath the lavatory, a mirror located higher than allowed, a noncompliant side grab bar and a toilet that is located further from the side wall than allowed.

Additional Accessibility Issues

- One (1) exterior route and one (1) interior route is not firm, stable and slip-resistant.
- Coat hooks, pamphlets and hand sanitizer dispensers are located higher than allowed.

Order of Magnitude Cost Estimates

- Provide new accessible parking signs: \$1,000
- Renovate doors (including providing two (2) automatic door openers): \$14,500
- Provide compliant signage (designation, informational, directional, and egress): \$4,150
- Locate items within reach range: \$1,075
- Renovate one (1) toilet room: \$5,096





Total: \$25,821*






***Note:** IHCD is not providing costs for accessibility renovations to outdoor areas.

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 replacing sign in front of the building.
- Recommend raising the height of the parking lot exit sign so that is it more visible to a person driving from the road.
- Recommend providing a sign that says “Enter” at the entrance to the parking lot.
- Recommend providing a sign that states "Accessible Parking", rather than "Handicapped Parking" at the accessible parking space.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	From Secondary Egress	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Repair surface.	1	-	-
Off-Street Parking Lot or Garage												
2	Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated van accessible spaces Van space < 132" or <96" wide Access aisle < 96" wide at van space Sign does not have the designation "Van Accessible"	11 1 95" 83" -	Provide a van accessible space that is at least 96" wide. Provide a marked access aisle that is at least 96" wide. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost estimate is for the sign.)	1	500	\$500
3	Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign is not maintained in operable working condition	-	Provide a new sign with the International Symbol of Accessibility. As best practice, recommend providing a sign that states "Accessible Parking", rather than "Handicapped Parking".	1	500	\$500
Entrance												
4	Inaccessible South Entrance	Ext.		Entrance	Other		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	450	\$450

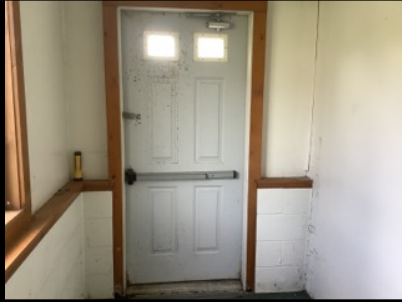



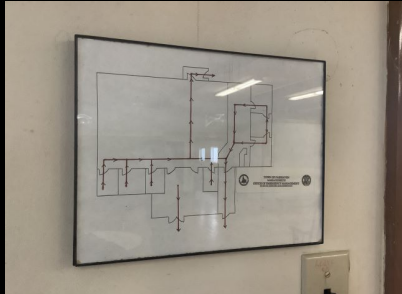
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Largely Accessible Entrance by Accessible Parking Space	Ext.		Entrance	Other		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	450	\$450
											450	
6	Front Door Used as an Exit	1		Entrance	Other		Hardware not compliant	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	750	\$750
											750	
Access to Goods and Services												
Means of Egress												
7	Southeast Side Egress	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48"- 60" above the finished floor located on the latch side of the door. After the walkway is maintained, when the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	250	\$250
											250	
8	In Meeting Space	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48"- 60" above the finished floor located on the latch side of the door. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	250	\$250
											250	
9	Largely Accessible Egress	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48"- 60" above the finished floor located on the right side of the door. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	250	\$250
											250	

Town of Fairhaven Emergency Management



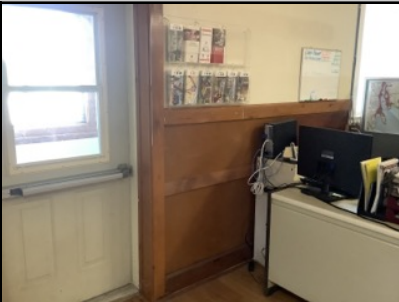


ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Kitchen	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48" - 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	250 250	\$500
											500	
11	Kitchen	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48" - 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	250 250	\$500
											500	
Interior Access Route												
12	Largely Accessible Single-User Toilet Room	1		Interior Access Route	N/A		Surface not stable, firm, and slip-resistant	-	Repair surface.	1	-	-
Doors, Doorways, & Gates												
13	Largely Accessible Single-User Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 6"	9"	Install an automatic door opener.	1	6000	\$6000
											6000	
14	Largely Accessible Egress	1		Doors, Doorways, & Gates	Other		Mat not securely attached	-	Secure the mat.	1	Labor	Labor

Town of Fairhaven





Emergency Management


ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Southeast Side Egress	1		Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided Threshold > 1/2" high Closing speed not compliant	- 1.5" -	Provide an automatic door opener. Alter the threshold to be 1/2" high max. Adjust door closer so that from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees from the latch is 5 seconds min.	1	6000 1000 Labor	\$7000
											7000	
16	Egress	1		Doors, Doorways, & Gates	Other		Hardware not compliant Door requires > 5 lbs. of force to open	- 10 lbs	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Adjust closers so doors do not require more than 5 pounds of force to open.	1	750 Labor	\$750
											750	
Signage												
17	Largely Accessible Single-User Toilet Room	1		Signage	Designation		Signage is not provided	-	Locate compliant signage with raised characters and braille alongside the door on the latch side.	1	250	\$250
											250	
18	Men's Multi-User Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Location of tactile sign not compliant Non-glare finish and contrast not provided on sign Directional sign to access. toilet not provided	- - - - -	Provide text with raised characters duplicated in braille on the sign. Locate sign alongside the door on the latch side. Install a sign with a non-glare finish with characters that have a high contrast to the background. Install a sign indicating the location of the nearest accessible toilet room.	1	250 250	\$500
											500	
19	Egress Plan	1		Signage	Informational		Non-glare finish and contrast not provided on sign	-	Install a sign with a non-glare finish with characters that have a high contrast to the background.	1	Labor	Labor

Town of Fairhaven
Emergency Management

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
20	Largely Accessible Egress Fire Extinguisher Sign	1		Signage	Extinguisher		Non-glare finish and contrast not provided on sign	-	Install a sign with a non-glare finish with characters that have a high contrast to the background.	1	250	\$250	
											250		
21	Women's Single-User Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Location of tactile sign not compliant Directional sign to access. toilet not provided	- - - -	Provide text with raised characters duplicated in braille on the sign. Locate sign alongside the door on the latch side. Install a sign indicating the location of the nearest accessible toilet room.	1	250 250	\$500	
											500		
. Operable Parts / Reach Range													
22	In Meeting Space	1		Operable Parts / Reach Range	Other		Reach < 15" or > 48"(forward/side approach)	65"	Relocate pamphlets to be between 15"- 48" above the finished floor or ensure that staff is available to assist visitors who need assistance.	1	Labor	Labor	
23	Meeting Hall	1		Operable Parts / Reach Range	Other		Reach < 15" or > 48"(forward/side approach)	56"	Relocate hand sanitizer dispensers so that controls are between 15"- 48" above the finished floor.	2	500	\$1000	
											1000		
24	Near Women's Toilet Room	1		Operable Parts / Reach Range	Clothes Rod/Hooks		Clear floor space is not provided Reach < 15" or > 48"(forward/side approach)	- 58"	Provide a coat hook no higher than 48" in an accessible location with clear floor space.	1	75	\$75	
											75		
Toilet & Bathing Rooms													

Town of Fairhaven
Emergency Management

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
25	Largely Accessible Single-User Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 54"	Insulate or otherwise configure pipes to prevent contact at lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	120 500	\$620
												620
Single-User Toilet												
26	Largely Accessible Single-User Toilet Room	1		Single-User Toilet	N/A		Centerline < or > 18" (MAAB) Side grab bar < 54" from back wall	30" 46"	Relocate toilet so that the centerline is 18" from the side wall. Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall.	1	3676 800	\$4476
												4476
Best Practice												
27	Near Front of Building	Ext.							Recommend replacing sign in front of the building.	1	-	-
28	Parking Lot Exit	Ext.							Recommend raising the height of the parking lot exit sign so that is it more visible to a person driving from the road.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
29	Parking Lot Entrance	Ext.							Recommend providing a sign that says "Enter" at this point.	1	-	-