

# Southeastern Massachusetts Education Collaborative



## Town of Fairhaven ADA Transition Plan

December 2024



Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118  
www.IHCDesign.org • info@IHCDesign.org  
617-695-1225 voice/ tty

### Background

The Southeastern Massachusetts Education Collaborative (SMEC) building is located at 56 Bridge Street. The building has one floor where programs are offered to members of the public, and there are two (2) accessible entrances. Amenities include a nurse’s office, a sensory room, a social worker’s office, an assembly space, two (2) classrooms, and a kitchen. Programs at the SMEC include transitional service programs for students with disabilities, ranging from 14-21 years of age.

Exterior locations surveyed included the parking lot and routes to and around the building including to both accessible entrances. Interior locations surveyed included the nurse’s office and the all-gender, single-user toilet and shower room inside the nurse’s office, the sensory room, the assembly space, both classrooms, the kitchen, and the men’s and women’s multi-user toilet rooms.

**Note:** IHCD team was told that the all-gender single-user toilet room is not used by students or other members of the public. If that is the case, that toilet and shower room does not have to be made accessible. However, we included accessibility recommendations for that toilet and shower room in case it is used by students or other members of the public now, or will be in the future.

### Key Accessibility Issues

#### Exterior Routes

Accessibility issues include running and cross slopes steeper than allowed, surface openings greater than allowed, level changes higher than allowed, routes not maintained in operable working condition, and one (1) object that protrudes into the circulation path.

#### Parking

Accessibility issues include the lack of two accessible car parking spaces. The accessible van parking space also lacks a compliant parking identification sign with the International Symbol of Accessibility (ISA) and the designation “Van Accessible”, and the parking spaces have a slope that is greater than allowed.

#### Exterior Ramp

Accessibility issues at the north exterior ramp include a cross slope greater than allowed, lack of one (1) handrail, a handrail that lacks extensions on the top and bottom of the ramp, and lack of edge protection on one side of the ramp.

#### Stairs

Accessibility issues include lack of handrails provided on both sides of staircases, and handrails that lack extensions. There is also one (1) staircase with riser heights that are not uniform.

#### Interior Routes

Accessibility issues include one (1) route with a cross slope steeper than allowed, one (1) route with a level change steeper than allowed, routes narrower than allowed due to the location of stored furniture, and one (1) object that protrudes into the circulation path.

#### Doors

Accessibility issues include doors that lack maneuvering clearance, and doors with noncompliant hardware that can’t be used without tight grasping, pinching or twisting of the wrist.

#### Signage

Accessibility issues include the lack of tactile exit signage, lack of signage with the illuminated International Symbol of Accessibility at accessible egresses, designation signage that is improperly located, and one (1) room that lacks a designation sign.

#### Assembly Areas

Accessibility issues include the lack of an accessible route to the stage and lack of an assistive listening system in the main assembly hall.

**Note:** If audible communication is integral to the use of the space, an assistive listening system shall be provided as shall a sign with the International Symbol of Access for Hearing Loss.

#### Kitchens

Accessibility issues include the lack of a cooktop with knee and toe clearance, lack of a wall mounted oven, and one (1) sink with

Southeastern Massachusetts Education Collaborative (SMEC) knee and toe clearance lower than allowed and the rim of the sink located higher than allowed.

Toilet Rooms

Accessibility issues in the men’s and women’s multi-user toilet rooms include toilet compartments narrower than allowed, lack of rear grab bars, side grab bars shorter than allowed, toilets located farther from the side wall than allowed, improperly located toilet paper dispensers, and coat hooks located higher than allowed. There are also lavatories with exposed plumbing, a lack of clear floor space due to stored items, and mirrors located higher than allowed.

Accessibility issues in the all-gender single-user toilet room in the nurse’s office include the lack of the minimum required turning space, lack of accessible plumbing fixtures, lack of an accessible shower compartment, and coat hooks are located higher than allowed.

**Note:** IHCD team was told that the all-gender single-user toilet room is not used by students or other members of the public. If that is the case, that toilet and shower room does not have to be made accessible. However, we included accessibility recommendations for that toilet and shower room in case it is used by students or other members of the public now, or will be in the future.

**Additional Accessibility Issues**

- An object (paper towel dispenser) located higher than allowed.
- Lack of one (1) accessible dining and / or work surface in the kitchen area.
- Lack of one (1) accessible picnic table located on an accessible route.

**Order of Magnitude Cost Estimates**

- Renovate doors: \$8,250
- Renovate signage: \$4,150
- Provide one (1) accessible dining and/or work surface: \$1,100
- Provide one (1) interior lift: \$70,000

- Provide one (1) assistive listening device: \$1,578
- Provide one (1) accessible picnic tables: \$1,400
- Renovate the kitchen: \$5,794
- Renovate toilet rooms: 50,079
- Miscellaneous corrective actions (cane-detectable barrier, reach ranges,): \$898

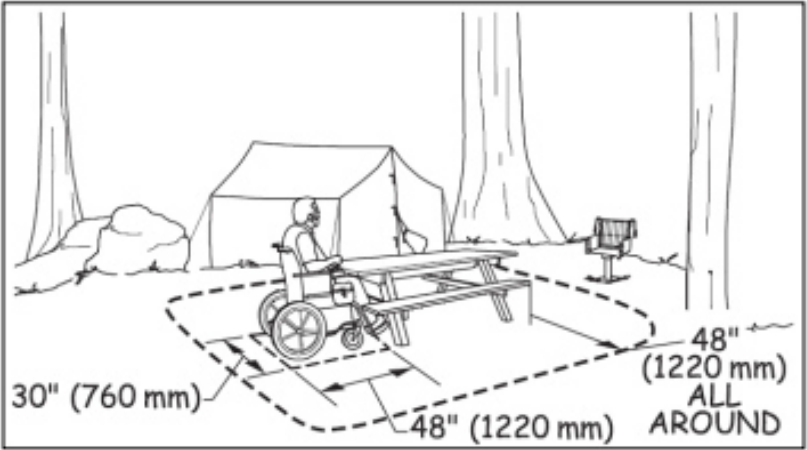
**Total: \$143,249\***






**\*Note:** IHCD is not providing costs for exterior issues such as estimating the cost to provide and repair walkways, ramps, and staircases.

**Best Practice and Inclusive Design**






Best practice and inclusive design recommendations include items that are not required in the standards but may create enhanced experiences for all users.





- Recommend providing a height-adjustable exam table in the nurse’s office.
- Recommend providing adjustable lighting in the sensory room.
- Recommend providing a solid and continuous stripe applied to the horizontal leading edge of each exterior stair tread so that each tread is readily apparent when viewed in descent at this exterior stair. Recommendation applies to all interior and exterior stairs that lack visual contrast on the stair nosings.
- Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of accessible picnic tables in a manner that is substantially similar to what is shown in the following image:








ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Alarm Box by South Main Entrance/ Egress	Ext.		Exterior Access Route	Walkway		Obstructed by protruding objects	6"	Provide a cane-detectable barrier underneath the alarm box. Barriers must have leading edges no higher than 27" so that they are within cane sweep. Barriers can include fixed planters, benches, and guardrails.	1	398	\$398
											398	
2	South Main Entrance/ Egress	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	3.3%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
3	South Main Entrance/ Egress	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	7.3%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
4	North Entrance/ Egress	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max.	1	-	-
5	South Main Entrance/ Egress	Ext.		Exterior Access Route	Walkway		Level changes > 1/4" Route not maintained in operable working condition	1" -	Alter change in level to be 1/4" high max. Resurface cracked openings in the concrete to ensure the accessible route is maintained in operable working condition.	1	-	-



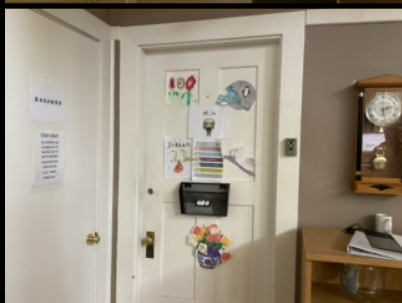

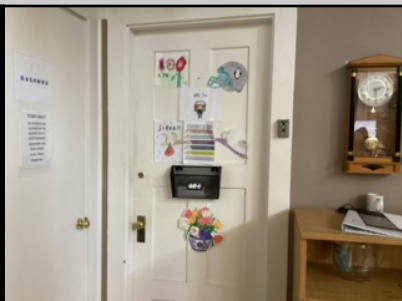







ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Route to South Main Entrance/ Egress	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2" Route not maintained in operable working condition	2"	Repair cracked openings in the asphalt to ensure that the surface opening is no greater than 1/2" max. and that the accessible route is maintained in operable working condition.	2	-	-
Off-Street Parking Lot or Garage												
7	Accessible Van Parking Space	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated car accessible parking spaces Running or cross slope at space > 1:50 (2.00%) Sign with the International Symbol of Acc. not provided Sign does not have the designation "Van Accessible"	0 2.7% - -	Provide 2 accessible car parking spaces with a marked access aisle and sign. Reduce slope to (2.00%) max. in all directions at the accessible parking spaces and access aisles. Provide a sign with the International Symbol of Accessibility (ISA). Include the designation "Van Accessible" at the van accessible parking space. (Cost is \$1,000 for two ISA signs and \$500 for a "Van Accessible" sign.)	1	1000 - 500  <b>1500</b>	\$1500
Exterior Ramp												
8	Route to North Entrance/ Egress	Ext.		Exterior Ramp	N/A		Cross slope of ramp > 1:50 (2.00%) Handrails do not extend 12" past top & bottom Edge protection < 4" high Handrails not provided on both sides	3.6% - - -	Reduce cross slope to be no steeper than 1:50 (2.00%). Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Provide edge protection on the open side that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface. Ensure compliant handrails are provided on both sides.	1	-	-
Exterior Stair												
9	Stairs To North Entrance/ Egress	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair at top Handrail not provided on both sides Tread widths or riser heights are not uniform	-	Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing. Provide a handrail on each side. Further study will be needed to determine whether it is technically feasible to bring the stair risers into full compliance with the ADA Standards, however stairs may be hazardous for users.	1	-	-
10	South Main Entrance/ Egress	Ext.		Exterior Stair	N/A		Handrail not provided on both sides	-	Provide a handrail on each side.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Entrance												
11	South Main Entrance/ Egress and North Secondary Entrance/ Egress	Ext.		Entrance	Main Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	2	450	\$900
											900	
Access to Goods and Services												
Means of Egress												
12	South Main Entrance/ Egress and North Secondary Entrance/ 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 right handed door. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	2	250 Labor	\$500
											500	
13	Classroom 1	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	
14	Kitchen/West Egress	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	

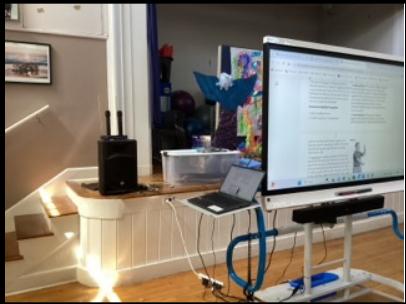



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Interior Access Route												
15	Nurse's Office	1		Interior Access Route	N/A		Route < 36" wide	24"	Relocate furniture to ensure that a clear width of 36" min. is maintained at the accessible route from the entrance door.	1	Labor	Labor
16	Classroom 2	1		Interior Access Route	N/A		Obstructed by protruding objects	61"	Ensure the television is retracted to be as close to the wall as possible. If the television still protrudes more than 4" from the wall when fully retracted, provide a cane-detectable barrier 27" max. above the finished floor underneath the television.	1	398	\$398
17	Men's Multi-User Toilet Room	1		Interior Access Route	N/A		Cross slope > 1:50 (2.00%)	4.1%	Further study will be needed to determine whether it is technically feasible to bring the route into full compliance with the ADA Standards.	1	-	-
18	Men's Multi-User Toilet Room	1		Interior Access Route	N/A		Level changes > 1/4" Accessible route not provided	4" -	Alter change in level to be 1/4" high max. Provide an accessible route. Provide a level compliant accessible route to at least one urinal. When finished, ensure at least one urinal has a bottom opening no higher than 17" above the finished floor.	1	-	-
Doors, Doorways, & Gates												
19	Nurse's Office	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	8"	Relocate the desk to maintain 18" min. pull side maneuvering clearance on the latch side of the door.	1	Labor	Labor



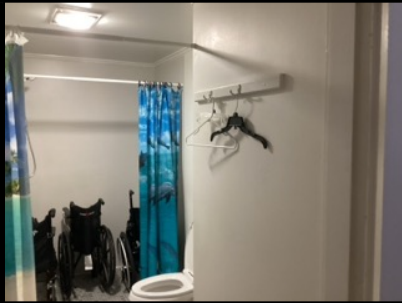







ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	All-Gender, Single-User Toilet Room/ Shower in Nurse's Office	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Hardware not compliant	16" -	If this toilet room is used by students or other members of the public provide an automatic door opener. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	6000 750	\$6750
											<b>6750</b>	
21	Kitchen/West Egress	1		Doors, Doorways, & Gates	Circulation		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
											<b>750</b>	
22	Social Worker's Office	1		Doors, Doorways, & Gates	Office		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
											<b>750</b>	
<b>Stairways</b>												
23	Main Assembly Hall - Stage	Ext.		Stairways	Interior		Handrail not provided on both sides Handrails do not extend 12" from stairs at top	- -	Provide handrail on one side. Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing.	1	-	-
<b>Signage</b>												
24	Social Worker's Office	1		Signage	Designation		Signage is not provided		Locate compliant signage with raised characters and braille alongside the door on the latch side. Ensure there is 18" x 18" min. clear floor space at the accessible sign.	1	250	\$250
											<b>250</b>	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Men's and Women's Multi-User Toilet Rooms	1		Signage	Designation		Raised characters < 48" or > 60" above ground	-	Mount the sign 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.	2	Labor	Labor
26	All-Gender, Single-User Toilet Room/ Shower in Nurse's Office	1		Signage	Designation		Location of tactile sign not compliant	-	Locate sign alongside the door on the latch side. Where there is no wall space at the latch side of a single door, locate sign on the nearest adjacent wall.	1	Labor	Labor
Operable Parts / Reach Range												
27	Kitchen	1		Operable Parts / Reach Range	Paper Towel Dispensar		Side reach > 54"	58"	Relocate the paper towel dispenser so that controls are between 15" - 48" above the finished floor.	1	500	\$500
Dining or Work Surfaces												
28	Kitchen	1		Dining or Work Surfaces	Dining Surface		Knee clearance less than 19" deep	13"	Provide at least one dining surface with knee clearance that is 19" deep min.	1	1100	\$1100
Assembly Area												
29	Main Assembly Hall - Stage	1		Assembly Area	N/A		Accessible route to stage not provided	-	If this stage is used by students or other members of the public, provide an interior lift to the stage so that the stage is on an accessible route.	1	70000	\$70000




ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Main Assembly Hall	1		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. (Cost is for an assistive listening device with a capacity of 50 or less.)	1	1578	\$1578
Picnic Tables												
31	Picnic Table by East Side of Parking Lot	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route		Ensure that at least 5% (minimum one) of picnic tables are accessible. Ensure that the picnic table is connected to an accessible route.	1	1400	\$1400
Kitchens and Kitchenettes												
32	Kitchen	1		Kitchens and Kitchenettes	730		Knee/toe clearance not provided at sink Sink > 34" high	26" 36"	If this sink is used by students or other members of the public ensure there is a 27" min. knee clearance positioned for a forward approach. Relocate sink with the front of the rim or counter no higher than 34" above the finished floor. (Cost of \$400 is for a 8" deep drop-sink sink, and cost of \$3,094 is to lower the counter and sink).	1	400 3094	\$3494
33	Kitchen	1		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at cooktop Wall oven type not provided	- -	If the stove and oven are used by students or other members of the public, provide a cooktop with knee and toe clearance positioned for a forward approach, with controls that do not require reaching across burners. Ensure that a wall type oven is provided.	1	1000 1300	\$2300
Toilet & Bathing Rooms												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Overall Access												
34	All-Gender, Single-User Toilet Room/ Shower in Nurse's Office	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	50" -	If students or other members of the public use this toilet room, provide an accessible all-gender single-user toilet room. The dimensions of the toilet room are 71" deep by 50" wide.	1	31985	\$31985
											31985	
Lavatory												
35	Men's and Women's Multi-User Toilet Rooms	1		Lavatory	N/A		Clear floor space not provided at lavatory Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- - 43"	Relocate the stored items underneath the lavatory to provide 30" min. by 48" min. clear floor space positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	2	Labor 150 500	\$1300
											1300	
Single-User Toilet												
36	All-Gender, Single-User Toilet Room/ Shower in Nurse's Office	1		Single-User Toilet	Coat hook		Hook located > 54" high	67"	Provide an additional coat hook no higher than 48" above the finished floor. <b>Note:</b> IHCD team was told that students and members of the public do not use the shower. If students or other members the public in fact do use this shower, ensure a compliant accessible shower is provided.	1	75	\$75
											75	
Toilet Compartment												
37	Men's and Women's Multi-User Toilet Rooms	1		Toilet Compartment	Accessible Compartment		Rear grab bar not provided Noncompliant toilet paper dispenser Clearance at toilet < 60" clear width Centerline < or > 18" (MAAB) Side grab bar < 54" from back wall	- - 53" 22" 34"	Provide one grab bar on the rear wall. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet. Provide a wheelchair accessible compartment that is 60" wide min. Relocate toilet so 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.	2	- - 8037	\$16074
											16074	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
38	Women's Multi-User Toilet Room	1		Toilet Compartment	Coat Hook		Coat hook > 48" (2010 ADA)	66"	Locate the coat hook no higher than 48" above the finished floor.	1	75	\$75
											75	
39	Men's and Women's Multi-User Toilet Rooms	1		Toilet Compartment	Accessible Compartment		Door has noncompliant hardware Coat hook > 48" (2010 ADA) Door pull not provided	- 67" -	Provide a door lock that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Provide an additional coat hook no higher than 48" above the finished floor. Provide a door pull on each side of the door between 34" to 48" above the finished floor that does not require tight grasping, pinching or twisting of the wrist.	2	70 75 140	\$570
											570	
Best Practice												
Furniture												
40	Nurse's Office	1		Furniture					Recommend providing a height-adjustable exam table.	1	-	-
Lighting												
41	Sensory Room	1		Lighting					Recommend providing adjustable lighting.	1	-	-



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Stairways												
42	South Main Entrance/ Egress	Ext.		Stairways					Recommend providing a solid and continuous stripe applied to the horizontal leading edge of each exterior stair tread so that each tread is readily apparent when viewed in descent at this exterior stair. Recommendation applies to all interior and exterior stairs that lack visual contrast on the stair nosings.	1	-	-