Town of Braintree

Part A – Executive Summary

June 26, 2023

Prepared by the

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Introduction

The Institute for Human Centered Design (IHCD) has prepared this report on behalf of the Town of Braintree as part of the Town's ongoing effort to assess the current level of Americans with Disabilities Act (ADA) compliance in programs, services and activities and Town-owned facilities. The ADA is the most important single piece of civil rights legislation related to the equal treatment of people with disabilities.

In preparing for this report, IHCD teams surveyed the Town's portfolio of facilities and properties that were included in the Request for Proposal and discussed with the ADA Coordinator. The facility survey set includes five (5) public school buildings and nine (9) municipal buildings, two (2) fire stations, one (1) police station, one (1) cemetery, and 19 outdoor facilities. At each of these facilities, the accessibility survey includes all the spaces where the Town offers programs, services, and activities to members of the public. Buildings and outdoor areas surveyed include the following:

Municipal Buildings

American Legion Hall
Braintree Community Arts Center
Braintree Municipal Golf Course
Department of Elder Affairs Offices and Community Center
Dog Pound
DPW: Braintree Community Youth Center
DPW: Harbormaster / Yacht Club Clubhouse and Offices
Thayer Public Library
Town Hall

DPW: Cemetery Division

Cemetery and Offices on Plain Street

Fire and Police Departments

Fire Station at 1 Hayward Street
Fire Station at 1625 Washington Street
Police Headquarters

Public School Buildings

Braintree High School
Flaherty Elementary School
Highlands Elementary School
Hollis Elementary School
Liberty Elementary School
Monatiquot School Kindergarten Center
Morrison Elementary School
Ross Elementary School
School Administration Building

Outdoor Facilities

Abraham Lincoln Park
Berwick Park
Daughraty Gym
Erwin Davis Memorial Playground
Dyer Hill Playground
French's Common
Furlong Park
Highlands Park
Hollingsworth Park
Hollis Playground
Jonas Perkins Park
Leon Harris Playground
Mattulina Park
Noah Torrey Park
Penniman Park
Smith Beach
Sunset Lake – Playground, Boat House, Bathrooms, and Boat Launch
Watson Park
Winfield Adams Playground

IHCD has submitted separate narrative reports for each facility that was surveyed. To assist in prioritizing accessibility improvements necessary to ensure compliance with Title II of the ADA, each of the facility reports includes an overview that identifies the most substantial accessibility issues. Additionally, a detailed catalog that supplements the ADA Self-Evaluation narrative overview is also included. The catalog provides element-by-element photos of compliance issues, location, and measurements (when applicable) at each assessed facility accompanied by recommendations.

A set of spreadsheets detailing priorities for corrective action organized by survey location was provided to the Town. Once fully updated, these spreadsheets are a capital planning and budgeting resource – the "ADA Transition Plan"– and are intended as a long-term tool to update as work is completed. The Town should make a good faith effort to complete the work in a reasonable time (IHCD recommends a three to five-year period). The ADA regulations do not set out precise timeframes to complete the work; IHCD bases the recommended timeframes on conversations with the Department of Justice (DOJ) and their Project Civic Access settlement agreements with municipalities. The ADA Transition Plan is a living, on-going document that requires regular updates to keep it current. As barriers are removed it is important to update the plan to reflect current barrier removal progress.

Additionally, IHCD will provide a geographic information system (GIS) map that prioritizes the issues found in the Beta Group Public Rights of Way (PROW) (2019) and ADA Curb Ramp and Sidewalk Findings by Streetscan (2019).

Together, the ADA Self-Evaluation and ADA Transition Plan will enable the Town to make substantial progress in meeting its ADA responsibilities. The recommendations for corrective action that apply to policies, practices and procedures of the Town as detailed in the ADA Self-Evaluation are not included in the ADA Transition Plan since the Transition Plan spreadsheet is limited to capital accessibility issues. Policy, practices, and procedure recommendations are a blueprint for meeting compliance responsibilities other than capital expenses.

With the *Part B – Evaluation of Nondiscriminatory Policies & Practices in Programs, Services & Activities* report, IHCD has provided a complete accessibility assessment of Braintree's policies, practices, and procedures. The ADA administrative requirements help ensure that the needs of people with disabilities are addressed in all programs, services, and activities that the Town operates.

Most of the Town-owned facilities that have been recently altered or renovated are substantially accessible and meet the majority of the applicable architectural requirements. Continued facility alterations and/or renovations will significantly reduce barriers and help realize the Town's commitment to inclusion and equal rights. In the meantime, the greatest problems posed by existing barriers can be ameliorated by establishing policies and procedures to accommodate members of the community with disabilities. It is worth noting that the Town has taken several significant steps in this direction including:

- The Town of Braintree has hired a consultant (IHCD) to undertake its ADA self-evaluation (as the basis for the Town's Transition Plan).
- The Town of Braintree has named Kristina Ziniti as the ADA Coordinator.
- The Town of Braintree has a Grievance Procedure and a Notice of Nondiscrimination. These documents can be found on the Document Center webpage.

IHCD's review and recommendations for Town-owned facilities is based on compliance with the 2010 ADA Standards for Accessible Design if an element or elements are not compliant with the 1991 ADA Standards and/or 521 CMR, the Regulations of the Massachusetts Architectural Access Board (MAAB). Best practice and inclusive design recommendations are also provided for most properties. Best practice and inclusive design recommendations include elements that are *not* required in the accessibility standards but may create enhanced experiences for all users.

Many key facilities are generally usable by people with disabilities but are not in full

compliance with current accessibility requirements. Braintree Town Hall, for instance, provides access to many programs and can be accessed by most people because the building features largely accessible entrances and has accessible routes throughout most of the building. Yet some of the key areas, such as service counters in the treasurer's office, Town clerk's office, and planning and community development office are not compliant. Knee or toe clearance is not provided at work surfaces in the building and health office and the Fletcher Hall Meeting Room. Additionally, ramps to the accessible entrances have issues with excessive surface openings, lack of edge protection, excessive running slope, and noncompliant handrails.

The Braintree Community Youth Center is another example of a facility that provides access to most programs. It has a largely accessible entrance and an elevator. However, the auditorium lacks an accessible route to the stage and an assistive listening system. Other issues at this facility include an exterior route that is not maintained in operable working condition, doors lacking maneuvering clearance and stairs with noncompliant handrails.

The Town may comply with the requirements of Title II of the ADA through means such as reassignment of programs or services to accessible buildings or delivery of services at alternate accessible sites. The Town may also comply with the requirements by renovation or alteration of existing facilities and/or construction of new facilities, or any other methods that result in making the Town's programs, services, or activities readily accessible to and usable by individuals with disabilities. Note that a public entity is not required to make structural changes in existing facilities where other methods are effective in achieving compliance with its ADA Title II obligations.

In choosing among available methods for meeting the requirements of the ADA, the Town of Braintree should give priority to those methods that offer programs, services, and activities to qualified individuals with disabilities in the most integrated setting appropriate.

In order to comply with ADA Title II program accessibility obligations, the Town of Braintree should consider:

1. Relocation of programs, services, and activities to an accessible location within a current facility.

   Often the simplest solution is for the Town to use what it already has in place. IHCD strongly recommends the relocation of programs, services, and activities to accessible locations within current facilities when possible.

2. Relocation of programs, services, and activities to an accessible location in another facility.

   When it is not possible to relocate them to an accessible location within the current facility, programs, services, and activities should be relocated to an accessible facility.

3. Renovation/alteration of existing Town facilities or the provision of new accessible facilities to ensure access to programs, services, and activities.

   The Town may consider the renovation of its existing facilities or the provision of new accessible facilities to ensure that programs, services, and activities are offered in the most integrated setting appropriate.

   Note that any corrective actions needed to ensure program accessibility must comply with the most current requirements of the ADA Standards and/or 521 CMR, the Regulations of the Massachusetts Architectural Access Board (MAAB) at the time when the corrective actions take place.

   Furthermore, when completing alterations/renovations, keep in mind that an alteration that decreases the accessibility of a building below the requirements for new construction at the time of the alteration is prohibited.

To determine which buildings must be made accessible, the Town should consider:

- How to provide the program in the most integrated setting appropriate;
- The locations where the activities are offered;
- Which facilities are accessible and to what extent.

Key Recommendations for Municipal Facilities:

- Ensure there is an accessible route from all exterior and interior site arrival points to areas in the building where public programs, services, and activities are provided. For example, in the American Legion Hall lacks an accessible means of vertical circulation between the basement, second and third floor. At the Braintree Community Youth Center auditorium, there is no accessible route provided to the stage.
- If parking is provided, ensure fully accessible parking spaces are provided in the correct

manner, number and location. For example, in the upper and mid-level lots at the Braintree Municipal Golf course, there is a lack of one (1) van accessible parking space with a sign displaying the International Symbol of Accessibility (ISA) and the designation "Van Accessible". Additionally, there is lack of one (1) van accessible parking space at the Fire Station at 1 Hayward Street and at the dog pound.

- Ensure that fully accessible toilet rooms are provided in each building that has a toilet room or toilet rooms available for use by members of the public. Where it is technically infeasible to provide accessible multi-user toilet rooms, provide an accessible single-user toilet room usable by all genders in the same area as the existing multi-user toilet rooms.

- Ensure that where programs, services, or activities are offered that there is a sufficient number of accessible features (accessible counters, accessible work surfaces, etc.). For example, the service counter in the dog pound is not compliant and three (3) service counters in Town Hall are located higher than allowed. In addition, in the Thayer Public Library, there are lack of accessible work and dining surfaces in six (6) locations.

  Note: Particular attention should be given to facilities where key services are being offered to many members of the community like the Town Hall or the library.

- If audible communication is integral to the use of a space, a compliant assistive listening system should be provided. An assistive listening system is provided at the auditorium and Johnson Chambers in Town Hall, however, there is lack of signage containing the International Symbol of Access for Hearing Loss in both locations. The Braintree Community Youth Center auditorium lacks an assistive listening system.

- Ensure that those features of facilities and equipment that are required to be readily accessible to and usable by persons with disabilities are maintained in operable working condition (e.g., elevators or automatic door openers, assistive listening systems). For example, chairs were being stored in the lift at the Braintree Community Arts Center on the day of survey.

Key Recommendations for Public Schools:

- Ensure the minimum maneuvering clearance at doors is maintained. Many schools have the space to provide the minimum 18" pull-side maneuvering clearance on the latch side of doors, but in several cases, the space is obstructed by the location of cabinets, furniture, trash cans or other stored items.

- Ensure that specialized classrooms (e.g., labs, art rooms, photography room, etc.) have at least 5 percent but no fewer than one accessible work surfaces.

- Ensure that accessible sinks (with knee and toe clearance) are provided in at least one classroom per grade, if a sink or sinks are provided in those rooms. If accessible sinks are already provided, ensure they have insulated pipes and that no stored items are placed underneath the sink. If a panel is provided under the lavatory or sink to protect the pipes, ensure the required knee and toe clearance is maintained.

- Ensure that fully accessible toilet rooms are provided in each school building. As mentioned before, where it is technically infeasible to provide accessible multi-user toilet rooms, provide an accessible single-user toilet room available to all genders in the same area as the existing multi-user toilet rooms.

- If there is a toilet room in unique rooms such as a nurse's office, ensure that a fully accessible toilet room is provided. This includes maintaining the clear floor space at all fixtures by keeping the required clear space free of any storage.

- Ensure that all elements in the classrooms are within reach range (e.g., emergency showers, first aid kits and dispensers).

- If audible communication is integral to the use of a space, provide a compliant assistive listening system and a sign with the International Symbol of Access for Hearing Loss to inform visitors of its availability.

- If locker rooms are provided, ensure that fully accessible locker rooms are provided. This includes but is not limited to the provision of accessible shower facilities, compliant transfer benches, compliant lockers, compliant toilet facilities, compliant lavatories, complaint drinking fountains and compliant changing rooms (if these elements are provided in the locker rooms).

Issues were often encountered with signage. Below are recommendations regarding the most common signage accessibility issues.

1. Signs that designate permanent rooms and spaces, such as classrooms and conference rooms and egress signs should:
   - have raised characters duplicated in braille;
   - have braille located below the corresponding text;

- have a minimum 18” by 18” clear floor space centered on the tactile characters;
- be located on the wall, alongside the door on the latch (door handle) side of the door; where a tactile sign is provided at double doors with one (1) active leaf, the sign should be located on the inactive leaf; where a tactile sign is provided at double doors with two (2) active leafs, the sign should be located to the right of the right-hand door; where there is no wall space at the latch side of a single door or at the right side of double doors, signs should be located on the nearest adjacent wall.

2. Inaccessible entrances and exits should have directional signs indicating the location of the nearest accessible entrances/exits.

3. When not all entrances are accessible, accessible entrances should have signage containing the International Symbol of Accessibility (ISA).

4. Inaccessible toilet rooms should have directional signs indicating the location of the nearest accessible toilet room.

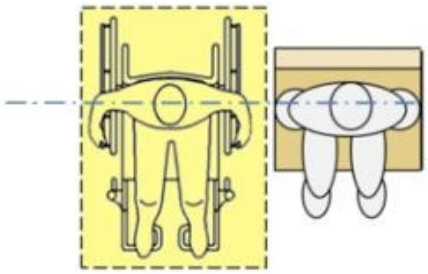
5. When not all toilet rooms in a facility are accessible, accessible toilet rooms should have signage containing International Symbol of Accessibility (ISA).

Note: for program accessibility purposes, IHCD surveyed one classroom per grade and all the classrooms that provide unique programs such as art classrooms, labs, etc.

Key Recommendations for Outdoor Facilities:

- Ensure there is an accessible route to all elements in the parks/outdoor spaces (baseball fields, basketball courts, playgrounds, picnic areas, toilet facilities, etc.).

- Ensure there is a stable and firm clear floor space adjacent to the bench at team seating areas and spectator seating areas at the baseball fields, softball fields, soccer fields, basketball courts, etc., and that there is an accessible route to the seating. See the following diagrams that illustrate shoulder alignment between companion seats and adjacent wheelchair spaces:



ACCESSIBLE BLEACHERS

- Ensure that accessible routes are provided to and around playgrounds; in addition, ensure that an impact-attenuating accessible route is provided in the play area to each unique play component.

  Note that the Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

- Provide an accessible route to at least one bench in each distinct area of each park where benches are provided.

- Ensure that at least 5% but no less than one amenity, such as picnic tables, is accessible and is located on an accessible route.

Town of Braintree

Part B – Evaluation of Nondiscriminatory Policies & Practices in Programs, Services & Activities

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Part B – Evaluation of Nondiscriminatory Policies & Practices in Programs, Services & Activities

Introduction

In an effort to provide and maintain compliance with the American with Disabilities Act (ADA), the Town of Braintree contracted with the Institute for Human Centered Design (IHCD) to undertake a comprehensive assessment of its policies, practices and procedures as well as its facilities to determine compliance with the requirements of the Americans with Disabilities Act (ADA). The review and recommendations provided in this assessment also go beyond strict compliance assessment to recommend enhancements to current conditions that would result in a more usable, inclusive and welcoming environment for members of the Braintree community.

Information about corrective action will include recommendations based on Title II of the ADA for each aspect that requires action, as well as recommended *"best practices".*

The assessment included nondiscrimination in policies, practices and procedures for all of the Town's programs, services and activities including those related to effective communication and policies, practices and procedures relative to employment.

This report summarizes IHCD's findings of ADA Title II compliance. The information pertinent to this assessment was obtained by an online ADA questionnaire developed by the Institute for Human Centered Design (IHCD) and submitted by departments from the Town of Braintree, and from the Town's website. IHCD received eight (8) department questionnaire responses. IHCD also received input from members of Braintree's Commission on Disabilities.

This mix of sources constitutes the basis for this compliance assessment report. It is clear that the Town understands many of its obligations under Title II of the ADA, but additional steps are necessary to ensure that people with disabilities enjoy the same opportunities to participate in its programs, services and activities as Braintree residents without disabilities.

Analysis

Title II of the ADA prohibits discrimination on the basis of disability. Specifically, Title II requires that:

> *No qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity (28 CFR Part 35.100 (a)).*

This report is divided into sections where these requirements apply. Each section includes the applicable citation from Title II of the ADA; IHCD's summary of findings after reviewing answers from the ADA questionnaire and information from the website and other previously mentioned sources. It also includes IHCD's recommendations for the Town of Braintree to implement.

1 – Designation of Responsible Employee

Title II of the ADA makes clear that a public entity that employs 50 or more persons must designate a responsible employee and adopt grievance processes.

> *A public entity that employs 50 or more persons shall designate at least one employee to coordinate its efforts to comply with and carry out its responsibilities under this part, including any investigation of any complaint communicated to it alleging its noncompliance with this part or alleging any actions that would be prohibited by this part. The public entity shall make available to all interested individuals the name, office address, and telephone number of the employee or employees designated pursuant to this paragraph. (28 CFR Part 35.107 (a)).*

Title II provides little specific guidance for implementing this requirement but the primary role of the designated employee, also called the ADA Coordinator, is making sure that the Town is in compliance with the ADA.

Finding

The Town of Braintree has met its obligation to designate a responsible employee by Kristina Ziniti, as the Town's ADA Coordinator. Ms. Ziniti is listed as the ADA Coordinator within the ADA Notice and Grievance Procedure which can be found in the document center, in the staff directory and the Commission on Disability webpage. A majority of the staff are aware that Ms. Ziniti has been appointed as the ADA Coordinator. One staff person named Gail Cohen as the ADA Coordinator for the Braintree Electric Light Department.

Recommendations

Though the Town of Braintree has made a good start informing the community, the Town should consider providing further clarification for its entire community, including Town employees: the name, phone number, email address and scope of responsibilities of the ADA Coordinator(s) or other controlling authority; the process for submitting an ADA grievance; the process for requesting an accommodation or modification of Town policies; and how employees should address requests when they receive them. Include for example, the ADA Coordinator's contact information on the Human Resources webpage, in every building open to the public and on all public meeting notices.

Furthermore, clarification regarding the ADA Coordinator will:

- Make it easier for the Town to be proactive in meeting the needs of members of the public with disabilities;
- Help the Town to develop and articulate a clear vision and mission with regard to members of the public with disabilities;
- Reduce confusion and improve the Town's day-to-day operations with respect to members of the public with disabilities;
- Permit employees to respond more quickly to needs as they arise because they have and can identify a primary contact for addressing their needs;
- Build in-house expertise and capacity;
- Prevent confusion and help ensure that candidates for employment, employees and the public have a clear understanding of their responsibilities and rights under the ADA.

2 – Grievance Procedures

Title II of the ADA requires a public entity to adopt an adequate grievance process.

> *A public entity that employs 50 or more persons shall adopt and publish grievance procedures providing for prompt and equitable resolution of complaints alleging any action that would be prohibited by this part. (28 CFR Part 35.107 (b))*

Findings

Four (4) of the eight (8) survey respondents refer people to the Mayor's office and the ADA Coordinator. Three (3) of the respondents indicated that a responsible person has been identified or the department has a process.

The Town has a Grievance Procedure, and it can be found in the document center webpage.

Recommendations

The Town should take steps to clarify its Grievance Procedure regarding members of the public and Town employees.

IHCD recommends the following:

- Include the Grievance Procedure and state the commitment to provide copies in accessible formats upon request on an Accessibility webpage.
- Distribute the Grievance Procedure to all department heads, and post copies of it in noticeable locations in each of the Town's public buildings.
- Ensure Town employees and the public are aware of the Grievance Procedure process and that Town employees can provide information to members of the public about the process when appropriate.
- Ensure good record keeping for all complaints submitted and documentation for steps taken towards resolution. Maintain records for a reasonable length of time.

3 – Notice

Title II of the ADA requires that public entities notify participants of its non-discrimination policies:

> *A public entity shall make available to applicants, participants, beneficiaries, and other interested persons information regarding the provisions of this part and its applicability to the services, programs, or activities of the public entity, and make such information available to them in such manner as the head of the entity finds necessary to apprise such persons of the protections against discrimination assured them by the Act and this part. (28 CFR Part 35.106)*

Findings

The Town has a Notice of Nondiscrimination, which can be found on the document center webpage, on the meeting notices of the Commission on Disabilities, and in some public buildings. But it should be included everywhere the public typically seeks information. For example, the Town has an active social media presence. These communications are an opportunity to include a short ADA Notice or notice of non-discrimination.

A good example of letting citizens know when access or maintenance issues arise: "We're so sorry, but our elevator is out of order today. We apologize for any inconvenience. Braintree Facilities has been contacted and they have contacted the elevator fixers. Please call us at the Reference Desk for elevator updates – 781-848-0405 x4417. Thank you!" Facebook, July 20, 2022. In future posts, consider including information about how to ask for help, if you cannot access a program or book due to building maintenance.

Another post celebrated a new seemly accessible pickle ball court opening. In the future, court and playground opportunities could be a prime opportunity to celebrate accessibility successes of the Town and to expound on the accessibility of the activities.

From the responses submitted by staff it seems that the Town of Braintree does not have a uniform policy regarding the posting of ADA Nondiscrimination Notices for members of the public. When asked, four (4) of eight (8) Town departments reported that an ADA Notice was posted in Town buildings and one (1) staff person indicated that antidiscrimination policies were included in the handbook.

Recommendations

- Publish the Town's ADA Notice in all the materials and communications distributed by the Town (e.g., website, reports, contracts, agendas, meeting notes, applications, social media).
- Post the Town's ADA Notice in a clear and central locations so that members of the public are aware that this information is for them and their use.
- Post on social media.
- Post copies in public locations in the Town's buildings.
- Distribute the Town's ADA Notice to all department heads. Copies should also be provided, including in alternate formats, to any person upon request.
- Update and include the ADA Coordinator's name, title, address, telephone number and email address on materials and publications that contain general information disseminated to staff and members of the public.

4 – Reasonable Modification of Policies, Practices and Procedures

Title II of the ADA requires state and local governments to modify its policies when necessary to avoid discrimination:

> *A public entity shall make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the public entity can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity.* (28 CFR Part 32.100 (b)(7))

Findings

The Town's ADA Notice is included as a document within the document center and indicates that if a citizen has questions, they should contact Kristina Ziniti, ADA Coordinator. Two (2) of the of the eight (8) respondents referred back to the Town's policy, and the other six (6) respondent did not indicate whether or not the department had an internal process or referred citizens to Ms. Ziniti. Though staff

indicated that they were able to provide reasonable modifications upon request. However, there are issues of access in older buildings and on sidewalks as mentioned by the Commission on Disabilities. Where there is a lack of physical access, a need for a reasonable modification such as moving a meeting or event to an accessible location could be requested.

One member of the public asked about whether the Town is willing to consider an inclusive design policy for neurodiverse populations at parades and Town events.

Recommendations

- The Town should develop written policies and procedures to ensure compliance with the ADA.
- The Town should develop written policies and procedures that address maintaining or providing an accessible route through temporary events or incidents. Examples include providing an accessible route around construction sites, providing an accessible route to and throughout temporary events, requiring businesses that provide outdoor dining to maintain the accessible route, maintain an accessible route after a snow storm and a method to deal with objects such as cars and trash cans that become fixtures on the sidewalks blocking the accessible route. Consider creating a system for citizens to report issues as they arise and a method for the town to address reported issues.
- Ensure that Town employees can provide information to members of the public about the process of requesting reasonable modification of policies when appropriate.
- Update and include the ADA Coordinator's name, address, telephone number and email address on materials and publications that contain general information disseminated to staff and members of the public.
- IHCD, through its New England ADA Center, can provide a training for the Town of Braintree on the Town's ADA obligations, including the administrative requirements and providing reasonable modifications that would be appropriate for department heads and public-facing Town staff in order to build confidence about rights and responsibilities and building capacity within the Town to comply with this important element of the ADA.
- Regarding an inclusive design policy for neurodiverse residents at parades and Town events, IHCD recommends that the Town provide noise-canceling headphones, sunglasses, and toys for use during the parades and designating portions of the parade to refrain from using flashing lights, sirens, horns, and loud music. Further information can be found in an article from the Autism Alliance: https://www.autismalliance.org/news/city-framinghams-flag-day-parade-include-events-first-sensory-friendly-section.

5 – Eligibility Criteria

A Title II entity may not impose eligibility criteria that may prevent a person with a disability from participating in its programs, services or activities:

> *A public entity shall not impose or apply eligibility criteria that screen out or tend to screen out an individual with a disability or any class of individuals with disabilities from fully and equally enjoying any service, program, or activity, unless such criteria can be shown to be necessary for the provision of the service, program, or activity being offered. (28 CFR Part 35.100 (8)).*

This requires that ADA Title II entities may not impose eligibility criteria that either screen out or tend to screen out persons with disabilities, unless it can show that such requirements are necessary for the provision of the service, program or activity.

Findings

Several programs within the Town of Braintree have eligibility criteria. To attend Braintree Public Schools, the child must be a resident. The library has certain age restrictions. These requirements might be necessary for the provision of the service, program or activity, and are permitted under the ADA.

6 – Employment and Reasonable Accommodation

Title II of the ADA prohibits discrimination on employment on the basis of disability:

> *No qualified individual with a disability shall, on the basis of disability, be subjected to discrimination in employment under any service, program, or activity conducted by a public entity. (28 CFR Part 35.140 (a)).*

Under the ADA, an employer must provide reasonable accommodations to qualified individuals with disabilities who are employees or applicants for employment, unless to do so would cause undue hardship (significant difficulty or expense). A reasonable accommodation may include modifying work schedules, job restructuring, and making facilities used by employees readily accessible to employees with a disability.

Findings

The Town of Braintree includes an Equal Employment Opportunity statement within the ADA Notice and at the top of Braintree's employment application

From the responses received from the ADA staff questionnaire, there is no evidence that the Town has failed to provide reasonable accommodations to its employees. Seven (7) of the eight (8) survey respondents indicated that their department has a nondiscrimination policy. All eight (8) respondents indicated that their department has reasonable accommodation policies in place and that there are policies on non-discrimination in selection criteria and the administration of tests in place.

Recommendations

- Clearly provide information on the ADA and who to contact regarding reasonable accommodation requests for job applicants and municipal employees on the Human Resources webpage.
- Include an Equal Employment Opportunity Statement on the Human Resources webpage.
- IHCD recommends that Town of Braintree employees familiarize themselves with the excellent free national resource from the Job Accommodation Network (JAN) (https://askjan.org).

7 – Effective Communication through Auxiliary Aids and Services

Title II entities are required to provide appropriate auxiliary aids and services to ensure "effective communication" with people with disabilities. This obligation applies to all members of the public with disabilities including job applicants, program participants and people who are seeking information about the Town's programs, services or activities. Specifically, Title II requires that:

> *A public entity shall take appropriate steps to ensure that communications with applicants, participants, members of the public, and companions with disabilities are as effective as communications with others. (28 CFR Part 35.100 (a)).*

Auxiliary aids and services are devices or services that enable effective communication for people who have vision, hearing, or speech disabilities (communication disabilities), use different ways to communicate. The type of auxiliary aid or service necessary to ensure effective communication will vary in accordance with the length and complexity of the communication involved (e.g., a query at a service counter in the Town Offices, a meeting, a job description).

The obligation to communicate effectively with people who have disabilities applies to the presentation and exchange of information in all forms including sound, print, graphics and voice.

Furthermore, this requirement may include but is not limited to providing sign language interpreters, telephone handset amplifiers, Telecommunication Devices for Deaf persons (TDD's), note takers,

written materials for persons who are deaf or hard of hearing or transcripts, braille, digital or audio information for persons who are blind or have difficulty seeing.

The decision about which auxiliary aid is appropriate should evolve from a consultation between the ADA Title II entity (Town of Braintree) and individuals with disabilities wherever possible to ensure effective communication. In many cases, more than one type of auxiliary aid or service may make effective communication possible. While consultation is always strongly encouraged to achieve effective communication, the Town of Braintree and all public entities are required to give primary consideration to the requests of individuals with disabilities. The effective communication obligation does not require the Town to take any action that would result in a fundamental alteration in the nature of its services, programs or activities or that would impose an undue financial and administrative burden.

Findings

Within the ADA Notice and Grievance Procedure, the Town of Braintree does state a commitment to provide effective communication through the provision of alterative formats. To this end seven (7) of the eight (8) respondents indicated that the website is accessible. One (1) respondent indicated that human resources vets documents in the arena of employment, and another respondent indicated that the Mayor's office vets documents for the town. The library offers computers with accessibility software in addition to the website being accessible. Of note, alt tags should be used to describe any pictures shared including on social media.

Recommendations

The Town should maintain and publicize clear processes for members of the public and employees to request auxiliary aids and services:

- Distribute the Effective Communication notice to all department heads. Publish it in a local newspaper of general circulation serving the Town; in all materials regarding the Town's programs, services or activities and on the Town's website homepage, meeting notice and social media. Copies should also be posted in prominent locations in the Town's public buildings.
- Staff should clearly understand the responsibility to provide auxiliary aids and services where necessary to afford qualified individuals with disabilities, including applicants, participants, companions, and members of the public, an equal opportunity to participate in, and enjoy the benefits of, a service, program, or activity of a public entity. (28 CFR Part 35.153 (b)). Staff

should also clearly understand the process for requesting auxiliary aids and services when needed.

- Staff needs to understand the scheduling time necessary in requesting a sign language interpreter or a Computer-Assisted Real Time Interpreter (CART) through the Commission for the Deaf and Hard of Hearing or other provider.
- Interpreters must be qualified. A "qualified" interpreter is someone who is able to interpret effectively, accurately, and impartially, both receptively (i.e., understanding what the person with the disability is saying) and expressively (i.e., having the skill needed to convey information back to that person) using any necessary specialized vocabulary.
- Members of the public also need to have a clear understanding of the process for requesting auxiliary aids and services and the time period in which a request should be made if it involves ASL interpreters, CART, or special equipment such as assistive listening devices that may need to be rented. This information should be included in the general information for the public as well as on the Town's website.
- In determining what type of auxiliary aid or service is necessary to comply with Title II of the ADA, the Town should give primary consideration to the expressed preference for a particular auxiliary aid or service by deaf and hard of hearing individuals. Primary consideration means that the Town of Braintree will inquire as to the choice of auxiliary aid or service of the person with a disability and will honor the expressed choice unless the Town can demonstrate that another equally effective means of communicating is available.
- Ideally, the Town should develop a system for training staff to meet these responsibilities especially knowing the processes for securing braille, making large print, other types of accessible formats, understanding how to request interpreters and the length of time needed prior to an event. It is also important that staff know how to use and maintain the assistive listening systems and other special devices to assist people with disabilities to enjoy effective communication.

IHCD, through its New England ADA Center, can provide a training for the Town of Braintree on effective communication that would be appropriate for department heads and public-facing Town staff in order to build confidence about rights and responsibilities and to build capacity within the Town to comply with this important element of the ADA.

Sample of Effective Communication request:

"The Town of Braintree is committed to the full participation of people with disabilities. Any person with a disability who requires an auxiliary aid or service for effective communication, or a

modification of policies or procedures to participate in the Town's programs, services, activities and committee meetings, should contact the office of the ADA Coordinator (Name, Address, Phone number and Email) as soon as possible but no later than 48 hours* before the scheduled event." (*if the Town needs 2 or 3 weeks or longer to ensure an interpreter, then it must be clearly stated).

- Ensure that information and resources at each department interacting with the public are available in accessible format. That could be done by having a large print sign at each department and on each department's portion of the website stating:

  "All of our materials are available, upon request, in an accessible format such as audio, large print or braille."

- Ensure that staff interacting with the public is fully trained on how to respond to TTY/Video calls and relay calls for telephone communications with people who are deaf, have difficulty hearing or have speech disabilities. Even though there is a fundamentally changed pattern among people who are deaf or hard-of-hearing in relation to communication technology, TTY remains a compliance requirement. Because of these advances in communication technology, some people who are deaf and people with speech disabilities no longer have TTYs in their homes and rely instead on instant messaging, text messaging, email, or the video communication features of computers.
- Ensure that the Town's website and other web-based services are accessible to people with disabilities. It is the Department of Justice position that when services are provided on a website, those services too must be made accessible (see www.ada.gov/mclennan_pca/mclennan_sa.html — Section K on Web Based Services and Programs).
- To address these Information and Communication Technology (ICT) issues, Braintree should commit to fixes and maintenance of the website accessibility. All staff should undergo training on accessibility best practices for posting web content and creating accessible documents. All third-party software should be properly vetted for compliance with WCAG 2.0 AA and section 508 of the Rehabilitation Act.
- IHCD recommends providing web forms or accessible fillable PDF's for all the forms available on the Town's website.
- Include captioning for all the videos available on the Town's website and social media.
- Include alternative text descriptions for all photographs and images available on the Town's website and social media.

- Provide podcast transcripts upon requests.
- Additionally, under Title II of the ADA, emergency programs, services and activities must be accessible to people with disabilities. Ensure that the Town takes the necessary steps to effectively communicate with people with disabilities and make the emergency plan available on the Town's website and update the emergency procedure as often as is necessary.

Also, it is the Department of Justice position that police stations provide sign language interpreters in a timely manner when requested.

- Non-scheduled Interpreter Requests: A "non-scheduled interpreter request" means a request for an interpreter made by an inmate, visitor, companion, or other member of the public, who is deaf or hard of hearing with less than two (2) hours advanced notice. For non-scheduled interpreter requests, the interpreter shall be provided no more than two (2) hours from the time of the request for an interpreter if the service is provided through a contract interpreting service or a staff interpreter who is located off-site or 30 minutes from the request for an interpreter if the service is provided through a Video Remote Interpreting service.
- Scheduled Interpreter Requests: A "scheduled interpreter request" is a request for an interpreter made two (2) or more hours before the services of the interpreter are required. For scheduled interpreter requests, the Police Department will make a qualified interpreter available at the time of the scheduled appointment. If an interpreter fails to arrive for the scheduled appointment, upon notice that the interpreter failed to arrive, the Police Department will immediately use reasonable efforts to call an interpreter service for another qualified interpreter or provide a Video Remote Interpreting service.

8 – Emergency Preparedness, Evacuation Plans, and Emergency Shelters

While a review of the Town of Braintree's emergency preparedness, evacuation plans and emergency shelters was not part of this RFP, as evidenced by recent U.S. Department of Justice's (DOJ) Project Civic Access settlement agreements, DOJ's views on emergency preparedness, shelters and evacuation plans are critical components of a Town's responsibilities related to accessibility.

Recommendations

- Visibly post up-to-date floor plans for all buildings;
- Post information about evacuating people unable to use stairs;
- Develop evacuation plans for each facility;

- As plans are developed or revised, adopt policies to ensure that community evacuation plans enable people with disabilities, including those who have mobility, vision, hearing, or cognitive disabilities, mental illness, or other functional limitations, to safely self-evacuate or to be evacuated by others. Until all emergency shelters are accessible with parking, exterior routes, entrances, interior routes to the shelter area, and accessible toilet rooms serving the shelter area, the Town should identify and widely publicize to the public, including persons with disabilities and the organizations that serve them, the locations of the most accessible emergency shelters.

For more information related to emergency preparedness see the following:

- Making Community Emergency Preparedness and Response Programs Accessible to People with Disabilities — *http://www.ada.gov/emergencyprepguide.htm*
- ADA Tool Kit: Emergency Management — *http://www.ada.gov/pcatoolkit/chap7emergencymgmt.pdf*
- *FEMA Guidance on Planning for Integration of Functional Needs Support Services in General Population Shelters* — http://www.fema.gov/pdf/about/odic/fnss_guidance.pdf
- Additionally, we recommend considering engaging the National Fire Protection Association (NFPA) for evacuation training and guidance, providing and load verifying backup power source for elevator to address Functional Needs Support Services (FNSS) emergency shelter needs, installing one or more accessible showers to meet emergency shelter needs and providing backup power for charging batteries for wheelchairs or breathing equipment and refrigeration for medication to meet emergency shelter needs.

Based on this review, IHCD recommends the following:

- Ensure that the input and needs of staff and visitors with disabilities are included in all phases of emergency management planning. When developed, involve the participation of members of the municipal Commission on Disability.
- Ensure that communication with members of the public with disabilities is as effective as communication with any members of the public.
- Make the evacuation procedure available on the Town's website in an accessible format and update the evacuation procedure as often as necessary.

Reference List

ADA Action Guide for State and Local Governments:

- www.adaactionguide.org

Department of Justice:

- Americans with Disabilities Act Title II Regulations: http://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm
- Making Community Emergency Preparedness and Response Programs Accessible to People with Disabilities —*http://www.ada.gov/emergencyprepguide.htm*

Federal Emergency Management Agency (FEMA):

- FEMA Guidance on Planning for Integration of Functional Needs Support Services in General Population Shelters — http://www.fema.gov/pdf/about/odic/fnss_guidance.pdf

Job Accommodation Network (JAN):

- http://www.askjan.org

New England ADA Center:

- https://www.newenglandada.org

Town of Braintree

Part C – Legal Overview

June 26, 2023

Prepared by the

Institute for Human Centered Design

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Legal Overview

The Town of Braintree is obligated by both federal laws and state codes concerning the rights of people with disabilities in the daily provision of programs, services, and activities. At the end of this report, there is a comprehensive list of relevant laws.

Federal Obligation: American with Disabilities Act (ADA)

Based on the 1964 Civil Rights Act and expanding upon the obligations of the 1973 Rehabilitation Act, the 1990 ADA prohibits discrimination against people with disabilities. The ADA provides civil rights protections to individuals with disabilities similar to those afforded to individuals on the basis of race, color, sex, national origin, age, and religion. The cornerstone of Title II of the ADA, which applies to state and local governments, is clear: no qualified person with a disability may be excluded from participating in, or denied the benefits of, the programs, services, and activities provided by state and local governments because of a disability.

The 2008 Amendments to the ADA (ADAAA), signed into law on September 25, 2008, describes in more detail the range of conditions covered by the civil rights protections of the ADA. The amendments expand the definition of "disability" to include impairments that substantially limit a major life activity and states that when determining whether someone qualifies as having a disability, one cannot take into account assistive devices, auxiliary aids, accommodations, medical therapies and supplies. The amendments also address episodic disabilities that may go into remission but still can significantly limit a major life activity when active, such as epilepsy and post-traumatic stress disorder. The ADA defines a disability as[1]:

- A physical or mental impairment that substantially limits one or more major life activities (i.e., working, talking, hearing, seeing, caring for one's self);
- Having a record of a physical or mental impairment that substantially limits one or more major life activities;

[1] To learn more about qualified individuals with disabilities or to read the full text of the ADA, please visit http://www.ada.gov

- Being regarded by others as having an impairment such as individuals with severe facial scarring.

It is important to stress that the primary obligation of public entities such as the Town of Braintree, under Title II of the Americans with Disabilities Act, is to ensure that, when ***viewed in their entirety,*** the programs, services, and activities offered are equally available to people with disabilities. The Town is required to follow the 2010 ADA Standards for Accessible Design in new construction and alterations. The 2010 ADA Standards must also be used for corrective actions if existing conditions do not comply with the original ADA Accessibility Guidelines. Municipalities also must relocate programs or otherwise provide access to programs located in inaccessible older facilities (e.g., facilities built before the ADA went into effect January 26, 1992). Ensuring program access may require capital investment when there is no alternative solution and should be a priority for corrective action.

Note that the websites of Title II entities are also considered "*programs*" and should be accessible to the standards of the Web Content Accessibility Guidelines 2.0 AA.

The Town must **communicate effectively** with people who have hearing, vision, or speech disabilities. The Town is also required to make reasonable modifications to policies, practices, and procedures where necessary to ensure the equal participation of people with disabilities. Whatever is written or spoken must be as clear and understandable to people with hearing, vision, or speech disabilities as it is for people who do not have disabilities. In addition, the ADA requires the provision of "auxiliary aid and service" to meet their responsibility for effective communication. Auxiliary aid and service refer to readers, notetakers, sign language interpreters, assistive listening systems, open and closed captioning, text telephones (TTYs), videophones, information provided in large print, braille, audible, or electronic formats, and other tools for people who have communication disabilities.

Following the passage of the ADA, the Department of Justice (DOJ) issued the 1991 ADA Standards for Accessible Design to address physical access to facilities and transportation. These standards were based almost exclusively on the US Access Board's guidelines (ADA Accessibility Guidelines – ADAAG). In 1994, slight technical amendments were made. Then in 2004, the US Access Board issued new guidelines that were promptly adopted by the US Department of Transportation and other federal agencies. But only in 2010 did the Department of Justice issue a revised and updated ADA Standard called the 2010 ADA Standards for Accessible Design (2010 ADA Standards) that would apply to all Title II and Title III entities. These standards revised requirements for policies such as ticketing and service animals, and for physical elements such as assembly seating, established construction tolerances for certain

elements and formalized long-standing guidelines for play areas, golf courses, recreational boating facilities, swimming pools, and other recreational facilities.

Facilities that meet or exceed the 1991 ADA Standards are not required to make changes to the new 2010 ADA Standards except in the case of renovation. For elements that are non-compliant, the corrective measures must align with the 2010 ADA Standards. It is not expected that the buildings will meet or be brought up to all of the 2010 ADA Standards absent significant or total renovation. State and local governments must ensure that individuals with disabilities are not excluded from services, programs, and activities because buildings are inaccessible. This means Title II entities do not need to remove physical barriers, such as stairs, in all existing buildings, as long as they make their programs accessible to individuals who are unable to use an inaccessible existing facility.

Alterations to historic properties under the ADA

Alterations to historic properties must comply with the specific provisions governing historic properties in the 2010 ADA Standards, to the maximum extent feasible. Under those provisions, alterations should be done in full compliance with the alterations standards for other types of buildings. However, if following the usual standards would threaten or destroy the historic significance of a feature of the building, alternative solutions may be used. The decision to use alternative solutions for that feature must be made in consultation with the appropriate historic advisory board as designated in the 2010 ADA Standards (for Massachusetts, the Massachusetts Historical Commission), and interested persons should be invited to participate in the decision-making process.

Note that any corrective actions needed to ensure program accessibility would also have to comply with the requirements of the 2010 ADA Standards for historic facilities.

State Obligation:

Massachusetts Constitutional Amendment – Article 114

The Massachusetts Constitution states:

“No otherwise qualified handicapped individual shall, solely by reason of his handicap, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity within the Commonwealth.”

Article 114 is written broadly. It prohibits discrimination based on disability on any level within the state, not just for recipients of state or federal funds. For example, Town meetings must be

held in an accessible location with sign language interpreters provided if needed, and the Town cannot refuse to do business with an individual based on the person's disability.

Massachusetts Architectural Access Board (MAAB)

The Architectural Access Board (AAB) is a regulatory agency whose mandate is to develop and enforce regulations designed to make public buildings accessible to, functional for and safe for use by persons with disabilities. See the Rules and Regulations of the Architectural Access Board 521 CMR. In addition to writing regulations, the Board decides on variance requests, provides training on its regulations, issues advisory opinions and makes decisions on complaints. Local building inspectors are responsible for enforcing the regulations which are a specialized section of the Massachusetts Building Code. See 780 CMR.

The construction, reconstruction, remodeling, alteration, or change of use of a building or facility that is open to the public triggers the authority of the Architectural Access Board. New construction must fully comply.

For renovation, remodeling, or alteration:

- The work being done must comply with the regulations.
- If the work done in any 36-month period is greater than $100,000, the "work being performed" is required to comply. In addition, an accessible entrance and an accessible toilet room, telephone and drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided.
- If the work done in a 36-month period is more than 30% of the "full and fair cash value" of the building[2], the entire building must come into compliance.

Enforcement: Anyone can file a complaint with the Architectural Access Board. The Board has the authority to issue variances and/or impose fines of up to $1000 per violation per day of noncompliance with its order.

[2] This is usually the assessed value established by the City or Town. See 521 C.M.R. § 5.38 for details about establishing value where no assessment exists.

Building Facilities Overview

Under Title II of the ADA, the Town of Braintree must make sure that "No qualified individual with a disability shall, because a public entity's facilities are inaccessible to or unusable by individuals with disabilities, be excluded from participation in, or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity" [28 CFR Part 35.149].

A public entity may not deny the benefits of its programs, services, and activities to individuals with disabilities because its facilities are inaccessible. This means that each program, service and activity of the Town, when viewed in its entirety, must be readily accessible to and usable by individuals with disabilities." This requirement is known as Program Accessibility [28 CFR Part 35.150].

The program accessibility requirement does not necessarily require the Town to make each existing facility accessible or to take any action that would threaten or destroy the historic significance of a historic property. It also does not require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of the program or in an undue financial and administrative burden.

The Town may comply with the requirements through such means as redesign or acquisition of equipment, reassignment of services to accessible buildings, delivery of services at alternate accessible sites, alteration of existing facilities and construction of new facilities, or any other methods that result in making the Town's programs, services, or activities readily accessible to and usable by individuals with disabilities. A public entity is not required to make structural changes in existing facilities where other methods are effective in achieving compliance with this section.

In choosing among available methods for meeting the requirements of this section, a public entity shall give priority to those methods that offer programs, services, and activities to qualified individuals with disabilities in the most integrated setting appropriate.

Outdoor Facilities Overview

The program accessibility obligation does not typically require that every outdoor area be made accessible. As noted before, "when viewed in its entirety" applies to programs for which there are multiple locations for comparable programs. Usually, a public entity determines which method it will use for meeting its program accessibility obligations. When structural changes

are made to existing facilities, the changes must comply with the 2010 ADA Standards for Accessible Design. When choosing to purchase equipment or to make structural changes, the public entity should factor financial resources required to maintain program accessibility.

Over time, the Town will need to reassess its compliance with program accessibility, and it may become necessary to acquire new accessible equipment or make structural modifications.

It is important to note that those elements in existing facilities that are subject to supplemental requirements of the 2010 ADA Standards (e.g., elements for which there are neither technical nor scoping specifications in the 1991 Standards) such as (C) *Recreational boating facilities*; (D) *Exercise machines and equipment*; (E) *Fishing piers and platforms*; (H) *Play areas*; (J) *Swimming pools, wading pools, and spas*; and (L) *Miscellaneous - (1) Team or player seating* and *Accessible route in court sports facilities,* need to be brought into compliance.[3]

[3] As described in 28 CFR 35.150(b)(2)(i) Title II ADA Regulations

Reference List

Federal Laws:

- Americans with Disabilities Act (ADA)
- 2010 ADA Standards for Accessible Design

State Law:

- 521 CMR Massachusetts Architectural Access Board – Rules and Regulations

Guidance:

- ADA Action Guide for State and Local Governments: https://www.adaactionguide.org
- ADA Checklist for Existing Facilities: https://www.adachecklist.org
- Outdoor Developed Areas: A Summary of Accessibility Standards for Federal Outdoor Developed Areas: https://www.access-board.gov/attachments/article/1637/outdoor-guide.pdf
- US Access Board Guide to the ADA Accessibility Standards Including Accessibility Animations: https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guide-to-the-ada-standards/animations
- ADA Checklist for Polling Places: https://www.ada.gov/votingchecklist.htm
- Solution for Five Common ADA Access Problems at Polling Places: https://www.ada.gov/ada_voting/voting_solutions_ta/polling_place_solutions.htm
- Proposed Public Rights-of-Way Accessibility Guidelines (PROWAG): https://www.access-board.gov/prowag/

Cemetery and Offices on Plain Street

Town of Braintree

ADA Transition Plan

July 2022

Institute for Human Centered Design

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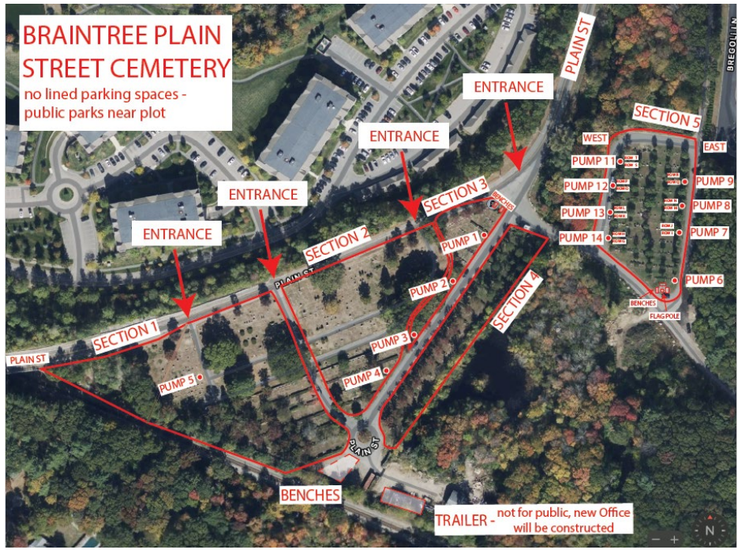
Background

The cemetery and offices on Plain Street are located at approximately 319 Plain Street. Visitors arrive from Plain Street and park near the plot that they are visiting. Amenities include trash bins, a picnic area and water spigots. There is an office in a trailer that is located on site. It is not open to the public and it will be rebuilt. The image below shows a map of the site:



Key Accessibility Issues

Exterior Routes
Accessibility issues include lack of accessible routes to water spigots, a picnic table and trash bins.

Water Spigots
Accessibility issues include water spigots that lack hardware that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.

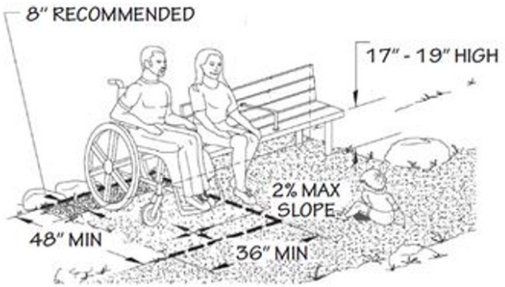
Benches
Accessibility issues include lack of an accessible route to one bench in each unique program area.

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.

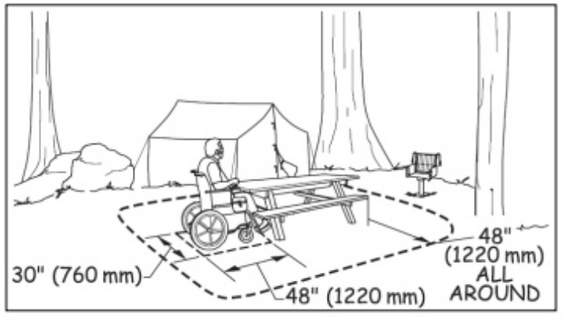
- Recommend providing some benches with backrests and some benches with armrests.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one of the existing benches in each unique program area in the park in a manner that is substantially similar to what is shown in Figure 1.

  Figure 1 shows a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders alligned:



- Recommend providing a 48" wide min. stable, firm and slip-resistant surface around the boundary of an accessible picnic table located on an accessible route. See Figure 2 for an example of the clear route around the picnic table.

Figure 2 shows a 48” wide min. stable, firm and slip-resistant surface around an accessible picnic table:



Cemetery and Offices on Plain Street

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Access to Goods and Services											
Operable Parts											
1	Section 2, Pump 4	Ext.		Operable Parts	N/A		Element not on an accessible route	-	Ensure that the water spigot and trash bin are located on an accessible route.	1	
2	Section 3, Pump 1	Ext.		Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot and bench are located on an accessible route. Provide hardware on the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
3	Section 3, Pump 2	Ext.		Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	8% -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
4	Section 3, Pump 3	Ext.		Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
5	Section 2, Pump 4	Ext.		Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Section 1, Pump 5	Ext.			Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
7	East Section 5, Pump 6 by Flag Pole and Benches	Ext.			Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
8	East Section 5, Pump 7	Ext.			Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
9	East Section 5, Pump 8	Ext.			Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
10	East Section 5, Pump 9	Ext.			Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	

Cemetery and Offices on Plain Street

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
11	East Section 5, Pump 10	Ext.			Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot and trash bin are located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
12	West Section 5, Pump 11	Ext.			Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
13	West Section 5, Pump 12	Ext.			Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
14	West Section 5, Pump 13	Ext.			Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	
15	West Section 5, Pump 14	Ext.			Operable Parts	N/A		Element not on an accessible route Not operable with a closed fist	- -	Ensure that the water spigot is located on an accessible route. Provide hardware at the water spigot that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.	1	

Cemetery and Offices on Plain Street

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Picnic Tables										
16	Picnic Tables Near Trailer	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that five (5) percent or at least one picnic table is connected to an accessible route.	10	
	Benches										
17	Section 5, Flag Pole and Benches	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area and to the flag pole.	1	
18	Section 3, Benches at 319 Plain Street	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area.	1	
19	Trailer	Ext.							Note: The trailer is not open to the public and will be rebuilt.	1	
	Best Practice										

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
20	Section 5, Flag Pole and Benches and Section 3, Benches at 319 Plain Street	Ext.							-	Recommend providing some benches with backrests and some benches with armrests. Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one of the existing benches in each unique program area in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	
21	Picnic Tables Near Trailer	Ext.							-	Recommend providing a 48" wide min. stable, firm and slip- resistant surface around the boundary of an accessible picnic table located on an accessible route. See Figure 2 in the narrative report for an example of the clear route around the picnic table.	1	

East Braintree Fire Station

Town of Braintree

ADA Transition Plan

June 2022

Institute for Human Centered Design

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Background

Year Built: 1999

East Braintree Fire Station is a two-story building located at 1 Hayward Street. The building has one (1) inaccessible entrance and one (1) single-user toilet room. The public is permitted on the first floor only. There is an unstriped parking lot on the south side of the building with parking spaces for approximately four (4) cars.

Key Accessibility Issues

Exterior Routes
Accessibility issues include routes with excessive running and cross slopes and routes that are not maintained in operable working condition.

Parking Lot
Accessibility issues include lack of one (1) van accessible parking space in the parking lot.

Entrance
Accessibility issues include lack of an accessible route to the main entrance due to a 4.25” change in level, and lack of 32 inches clear width at the entrance door.

Signage
Accessibility issues include lack of signage with raised characters and braille at the exit door. After the level change is addressed at this door, an illuminated sign with the International Symbol of Accessibility (ISA) should also be provided.

Toilet Rooms
Accessibility issues in the toilet room include a lavatory with pipes that are not wrapped to prevent against contact, a lavatory with clear floor space that is obstructed by a trash container, a toilet with a centerline that is further from the side wall than allowed and clear width at the toilet that is less than allowed due to stored objects.

Additional Accessibility Issues

- There is a protruding object in the southwest bay.
- The accessible route narrows to less than 36 inches.
- Maneuvering clearance is obstructed at the main exit door due to water jugs.

Best Practice and Inclusive Design

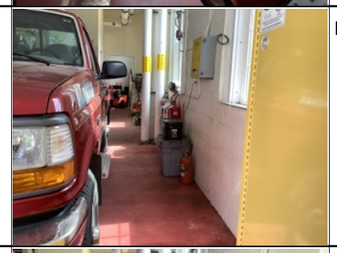
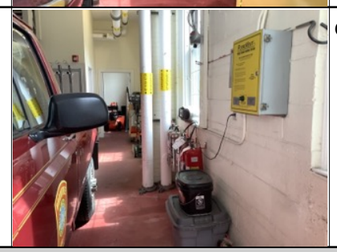
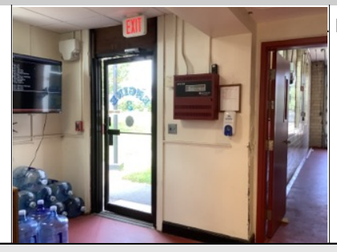
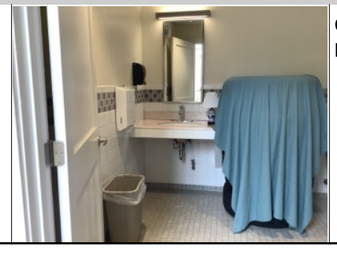
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

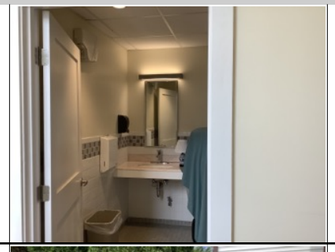
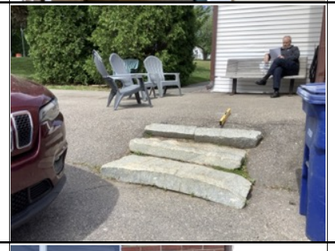
- Recommend providing signage with raised characters and braille at all permanent rooms (where signage is not currently provided).
- Recommend rebuilding the stairs at the rear of the building and providing handrails.
- Recommend providing clear floor space at the plaque by the northwest bays.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Route to Hayward Street Crossing Elm Street	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	3.3%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
2	Commercial Street to Rear Parking and South Bay	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%) Route not maintained in operable working condition	2.5% 9.5% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition.	1	
3	Route to Rear Parking	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	5% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition. Patch the route at the transition between the concrete and asphalt surfaces.	1	
4	Route to Rear Parking	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	2.6% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition.	1	
5	Main Entrance, Egress Door to Rear Parking	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Route to Hayward Street Crossing Elm Street	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	17%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	
7	Commercial Street to Rear Parking and South Bay	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	14.2% -	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition.	1	
8	Route to Hayward Street Crossing Elm Street	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
9	Route to Rear Parking	Ext.		Exterior Access Route	Sidewalk		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
10	Commercial Street	Ext.		Exterior Access Route	Sidewalk		Accessible route not provided	-	Ensure an accessible route is provided to the sidewalk. Note: Sidewalk is being rebuilt.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Off-Street Parking Lot or Garage										
11	Rear Parking	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking	4	Provide one van accessible parking space.	1	
	Entrance										
12	Main Entrance	Ext.		Entrance	Main Entrance		Entrance not on an accessible route Clear width at door is < 32" Threshold > 1/2" high	- 31” 4.25”	Install offset hinges to ensure that the door has a clear width of 32 inches. Provide a 5' long ramp with a compliant platform at the top and the bottom.	1	
	Emergency Exit										
13	Main Entrance, Egress Door	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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. After the level change at the door is addressed, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
	Access to Goods and Services										
	Interior Access Route										
14	Single-User Toilet Room to Lobby	1		Interior Access Route	N/A		Route < 36" wide	29.9”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
15	Route to Lobby	1		Interior Access Route	N/A		Route < 36" wide	20.7”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
16	Southwest Bay	1		Interior Access Route	N/A		Route < 36" wide	31.1”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
17	Southwest Bay	1		Interior Access Route	N/A		Obstructed by protruding objects	6”	Provide a cane-detectable barrier under the yellow box.	1	
	Doors, Doorways, & Gates										
18	Main Entrance, Egress Door	1		Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	-	Relocate the water jugs.	1	
	Toilet & Bathing Rooms										
	Lavatory										
19	Single-User Toilet Room	1		Lavatory	N/A		Clear floor space not provided at lavatory Plumbing underneath is exposed	- -	Provide at least one lavatory with a 30" min. by 48" min. clear floor space positioned for a forward approach. Relocate trash bin. Insulate or otherwise configure pipes to prevent contact at lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Single-User Toilet											
20	Single-User Toilet Room	1		Single-User Toilet	N/A		Centerline < or > 18" (MAAB)	21.2”	Relocate toilet so that the centerline is 18" from the side wall.	1	
21	Single-User Toilet Room	1		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Relocate item covered in blue fabric from the clear floor space required at the toilet.	1	
Best Practice											
22	Single-User Toilet Room	1						-	Recommend providing signage with raised characters and braille at all permanent rooms (where signage is not currently provided).	1	
23	Rear Parking to South Bays and Main Entrance	Ext.							Recommend rebuilding stairs and providing handrails.	1	
24	By Northwest Bays	Ext.							Recommend providing clear floor space at the plaque.	1	

Fire Station No. 2

Town of Braintree

ADA Transition Plan

May 2022

Institute for Human Centered Design

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Background

Year Built: 1994

Fire Station No. 2 is located at 1625 Washington Street in Braintree. It is a one (1) story building with one (1) entrance.

The fire station has a reception desk and apparatus room that can be accessed by the public. The fire station staff offers a special program for Boy Scouts. The public is also allowed to use the single-user women's staff toilet room.

There is no public parking lot on the site.

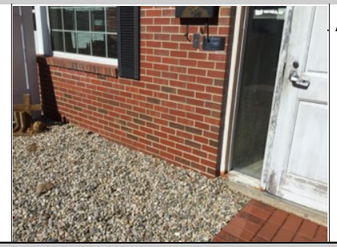
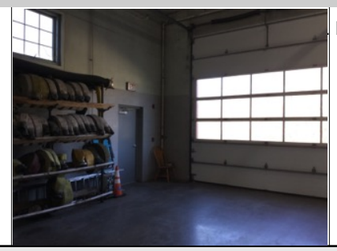
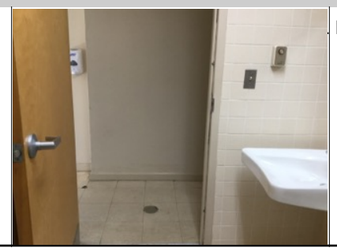
Key Accessibility Issues

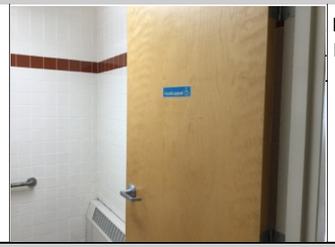
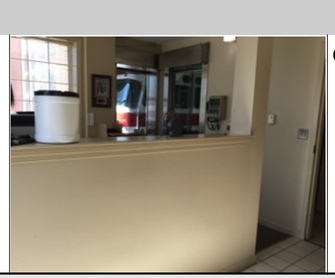
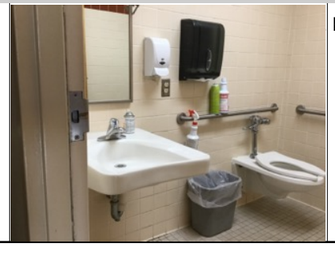
Entrance
Accessibility issues include a change in level at the entrance that is higher than allowed and lack of the minimum required door maneuvering clearance at the entrance. In addition, there is no accessible route to the call box by the entrance.

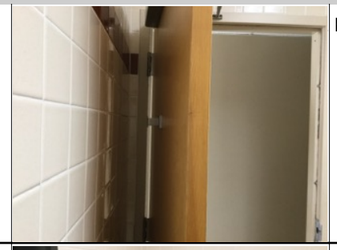
Toilet Room
Accessibility issues with the women's staff toilet room include a dispenser that is mounted above the grab bar, a coat hook that is located higher than allowed and exposed pipes under the lavatory that are not wrapped to protect against contact.

Additional Accessibility Issues

- Lack of a directional sign directing visitors to the nearest accessible exit at the inaccessible exit from the apparatus room.
- The threshold between the apparatus room and entrance is higher than allowed.
- Lack of the minimum required door maneuvering clearance at the exit from the women's staff toilet room.
- Lack of compliant designation signage at the women's staff toilet room.
- Lack of an accessible service counter at the reception desk.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided		Ensure an accessible route is provided to the call button.	1	
Entrance											
2	Entrance	Ext.		Entrance	Main Entrance		Entrance not on an accessible route Maneuvering clearance is not provided	2" -	Rebuild the path to provide an entrance with a change in level that is no greater than 1/2" and ensure that there is maneuvering clearance on the latch side of the door that extends 18" past the latch and is 60" deep.	1	
Emergency Exit											
3	Exit at Back of the Building	1		Emergency Exit			Directional sign to accessible emergency exit not provided	-	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
Access to Goods and Services											
Doors, Doorways, & Gates											
4	Public Toilet Room (Women's Staff Toilet Room)	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	6"	Provide an automatic door opener.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
5	Route to Garage	1		Doors, Doorways, & Gates	Other		Threshold > 1/2" high	1.25”	Alter the threshold to be 1/2" high max.	1	
	Signage										
6	Public Toilet Room (Women’s Staff Toilet Room)	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
	Service Counter										
7	Reception	1		Service Counter	N/A		Counter > 36" high	49”	Provide a counter that is 36" max. above the finished floor.	1	
	Toilet & Bathing Rooms										
	Lavatory										
8	Public Toilet Room (Women’s Staff Toilet Room)	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Single-User Toilet										
9	Public Toilet Room (Women's Staff Toilet Room)	1		Single-User Toilet	N/A		Hook located > 54" high	64"	Locate the coat hook no higher than 48" above the finished floor.	1	
10	Public Toilet Room (Women's Staff Toilet Room)	1		Single-User Toilet	N/A		Dispenser mounted above the grab bar		Ensure dispensers and other devices are not mounted or stored above grab bars. Relocate the paper towel dispenser.	1	

Police Headquarters

Town of Braintree

ADA Transition Plan

May 2022

Institute for Human Centered Design

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Background

Year Built: 1975

Police Headquarters is located at 282 Union Street in Braintree. It is a two (2) story building connected by a set of interior stairs. There are two (2) public entrances: the main entrance to the first floor that is on the east side of the building, and a rarely used entrance to the basement on the south side of the building.

The first floor of the Police Headquarters features a lobby with an information desk and a desk for the Records Division, a booking area and sally port, an interview room, an interrogation room and male, female and juvenile holding cells. There are toilet rooms on this floor that are not used by the public. The basement has a meeting room that the police department occasionally allows the public to use, by the entrance door to the basement on the south side.

Parking is provided on the west, north and east sides of Police Headquarters. There are a total of 70 parking spaces including one (1) accessible space.

Key Accessibility Issues

Exterior Routes
Accessibility issues include routes to and around the Police Headquarters that are narrower than allowed, routes with surface openings that are wider than allowed, routes with cross slopes and running slopes that are steeper than allowed, routes with level changes that are higher than allowed and routes that are not maintained in operable working condition.

Exterior Ramp
Accessibility issues with the exterior ramp to the basement entrance include lack of handrails on one side, and handrails with a noncompliant cross section on one side. In addition, these handrails are not maintained in operable working condition.

Signage
Accessibility issues include lack of tactile egress signs, lack of the illuminated International Symbol of Accessibility (ISA) at existing illuminated exit signs that are located at accessible egress doors, lack of directional signs at the inaccessible exit by the interrogation room directing members of the public to the nearest accessible exit on the east side of the building, and lack of signage with the International Symbol of Accessibility (ISA) at the accessible entrances. Additionally, the directional sign on the north façade that points to the main entrance is faded and lacks adequate contrast between the characters and the background.

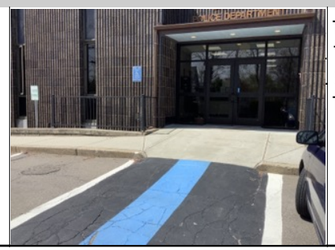
Detention Cells
Accessibility issues include phones, with operable parts located higher than allowed and lack of a compliant toilet/lavatory unit in at least one each of the male, female and juvenile detention cells. The main issues with the toilet/lavatory units are that the lavatory lacks knee and toe clearance positioned for a forward approach, the toilet lacks 42” clear space between the rim of the toilet and the bed, and grab bars are not provided.

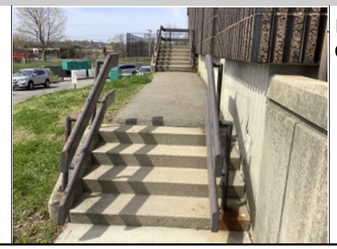
Note: See the Department of Justice (DOJ) document ADA/Section 504 Design Guide: Accessible Cells in Correctional Facilities at https://www.ada.gov/accessiblecells.htm.

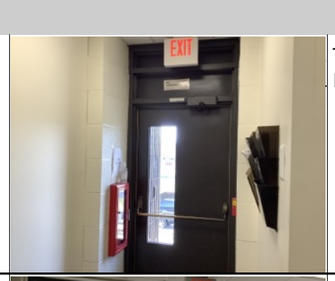
Additional Accessibility Issues

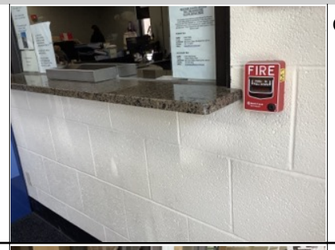
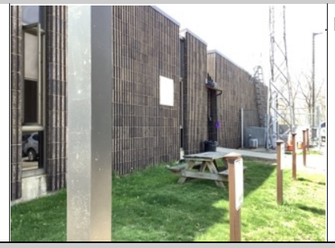
- The threshold to the entrance to the basement level is higher than allowed.
- Lack of compliant handrails on the exterior stairs on the east side.
- Lack of cane-detectable barriers at the service counters located in the lobby.
- Lack of an accessible service counter (Records Division).
- Lack of toe clearance at the work surfaces in the interrogation and interview rooms.

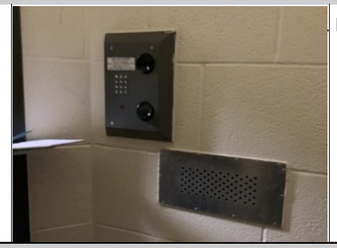
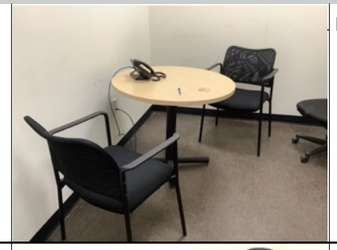
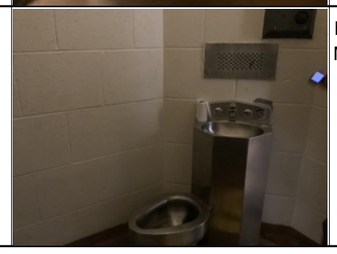
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Route to Basement Entrance	Ext.		Exterior Access Route	Walkway		Exterior route < 36" wide	30"	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate bollards. Route is allowed to narrow to 32" clear width for 24" deep.	1	
2	Route to the Basement Entrance From the Main Entrance	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2"	1"	Repair the surface at the transition of materials so that openings are 1/2" max.	1	
3	Route to the Basement Entrance From the Main Entrance	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2"	3"	Repair the asphalt surface so that openings are 1/2" max.	1	
4	Route to Basement Entrance	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2" Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	- 2.7% -	Repair the asphalt surface so that openings are 1/2" max. Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition.	1	
5	Route From Entrance to Union Street	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	

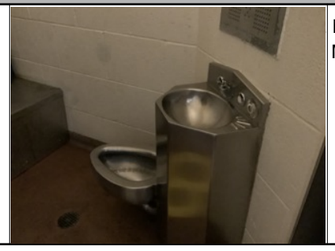
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Route to Basement Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	5%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
7	Route to Basement Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	2.9%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
8	Route to Basement Entrance	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	10.6%	Reduce running slope to be no steeper than 1:12 (8.33%) and provide compliant handrails landings and edge protection for a ramp at the route leading to the existing ramp.	1	
9	Existing Ramp to Basement Entrance	Ext.		Exterior Access Route	Walkway		Level changes > 1/4" Surface openings > 1/2"	.75" -	Replace the grate so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel. Alter change in level to be 1/4" high max. at the transition between concrete and asphalt.	1	
	Off-Street Parking Lot or Garage										
10	Parking by Main Entrance	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated van accessible spaces Sign does not have the designation "Van Accessible" Total # of designated accessible parking spaces	70 0 1 -	Provide one additional car accessible parking space by the entrance. Add the designation "Van Accessible" to the sign located at the existing van accessible space.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
11	Main Entrance - Accessible Parking Space Access Aisle	1		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at space > 1:50 (2.00%)	8%, 4.3%	Reduce running or cross slope to be no steeper than 1:50 (2.00%).	1	
12	Main Entrance Accessible Parking Space	Ext.		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at space > 1:50 (2.00%)	6.7%	Reduce running or cross slope to be no steeper than 1:50 (2.00%).	1	
	Exterior Ramp										
14	Existing Ramp to Basement Entrance	Ext.		Exterior Ramp	N/A		Handrails not provided at both sides	-	Provide handrails on both sides.	1	
13	Existing Ramp to Basement Entrance	Ext.		Exterior Ramp	N/A		Handrails have non-compliant cross section Not maintained in operable working condition	- -	Provide handrails with 1-1/4" to 1-1/2" circular cross sections. Ensure the railings are maintained in operable working condition.	1	
	Exterior Stair										
15	Stepped Exit From First Floor by Union Street	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Cross section of handrail is not compliant	- -	Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Provide handrails with 1 1/4" - 2" circular cross sections.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Entrance										
16	Main Entrance and Basement Entrance	1		Entrance	Main Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	2	
17	Existing Ramp to Basement Entrance	Ext.		Entrance	Secondary Entrance		Threshold > 1/2" high	1"	Alter threshold to be 1/2" high max.	1	
	Emergency Exit										
18	Emergency Exit by Interrogation Room	1	147	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
19	Lobby Exit and Exit From Basement Meeting Room	1 B		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	2	
	Access to Goods and Services										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Interior Access Route										
20	Lobby Counter	1		Interior Access Route	N/A		Obstructed by protruding objects	8"	Provide a cane-detectable barrier on each side of the counter that is no higher than 27" above the finished floor.	1	
21	Lobby Counter	1		Interior Access Route	N/A		Obstructed by protruding objects	9.25", 12"	Provide a cane-detectable barrier on each side of the counter that is no higher than 27" above the finished floor.	4	
	Signage										
22	Rear Facade	1		Signage	Directional		Non-glare finish and contrast not provided on sign	-	Install a sign with with characters that have a high contrast to the background. The existing sign directing visitors to the main accessible entrance is faded and may be difficult for some people to read.	1	
	Service Counter										
23	Lobby - Records Division Counter	1		Service Counter	N/A		Counter > 36" high	45"	Provide a counter that is 36" max. above the ground or finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Operable Parts										
24	Male Cell, Female Cell and Juvenile Cell	1		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	58.5"	Relocate the wall phone so that controls are between 15"- 48" above the finished floor for one male, one female and one juvenile cell.	3	
	Dining or Work Surfaces										
25	Interview Room	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	Toe	Provide at least one dining or work surface with 27" min. knee and toe clearance.	1	
26	Interrogation Room	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	Toe	Provide at least one dining or work surface with 27" min. knee and toe clearance.	1	
	Detention Facilities										
27	Male Cell	1		Detention Facilities			Mobility cell lacks an accessible toilet/lavatory Mobility cell lacks grab bars	- -	For one male cell: ensure that an accessible toilet lavatory combo unit is provided that includes a lavatory with knee clearance that is 27" high min. and a toilet that has a centerline 18" from the side wall. Ensure that there is 42" min. between the front edge of the toilet and the bed. Provide grab bars on the rear and side wall.	1	
28	Female Cell	1		Detention Facilities			Mobility cell lacks an accessible toilet/lavatory Mobility cell lacks grab bars	- -	For one female cell: ensure that an accessible toilet lavatory combo unit is provided that includes a lavatory with knee clearance that is 27" high min. and a toilet that has a centerline 18" from the side wall. Ensure that there is 42" min. between the front edge of the toilet and the bed. Provide grab bars on the rear and side wall.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
29	Juvenile Cell	1		Detention Facilities	Juveniles		Mobility cell lacks an accessible toilet/lavatory Mobility cell lacks grab bars	- -	For one juvenile cell: ensure that an accessible toilet lavatory combo unit is provided that includes a lavatory with knee clearance that is 27" high min. and a toilet that has a centerline 18" from the side wall. Ensure that there is 42" min. between the front edge of the toilet and the bed. Provide grab bars on the rear and side wall.	1	

American Legion Hall

Town of Braintree

ADA Transition Plan

August 2022

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: 1800

Located at 435 Washington Street, the American Legion Hall has three (3) floors. The building has two (2) inaccessible entrances on the west side. Interior vertical access is provided by three (3) sets of stairs. There is a parking lot on the north, west and east sides of the building.

The basement contains Studio C, a meeting room, the John A. Carlson Corner, a storage and preparation area, and Joe Vatalaro's Kitchen. The first floor contains the two (2) stepped entrances, the Dan Maloney Room, a kitchen by the Dan Maloney Room, a multi-user men's toilet room, and the Tom Laffin Room. The second floor contains a dance studio, known as Studio B, and a multi-user women's toilet room.

Key Accessibility Issues

Exterior Routes and Entrance
Accessibility issues include lack of an accessible entrance to the building due to stairs. IHCD recommends that the Town look to making the entrance on the southeast side accessible via a ramp, and providing a van accessible parking space by this entrance after it is brought into compliance. After the southeast entrance is made accessible, signage with the International Symbol of Accessibility (ISA) should be added to the accessible entry door and directional signage should be added to the northeast entrance directing people to the accessible entrance.

Exterior Stairs
Accessibility issues with exterior stairs from Studio B and the main entrances on the northeast and southeast side include handrails that do not extend 12" from the stair, handrails with noncompliant cross sections, and handrails that are not provided on both sides of the stair.

Vertical Circulation
Accessibility issues include lack of an accessible route between the basement, first and second floor. IHCD recommends providing a three-stop limited use limited application (LULA) elevator that is located on an accessible interior route in order to achieve accessible vertical access to all levels of the building.

Interior Routes
Accessibility issues include lack of an accessible route to the John A. Carlson Corner in the basement.

Signage
Accessibility issues include lack of signage with raised characters and braille at all exit doors. There is also a lack of designation signs with raised characters and braille and designation signage that is not located on the latch side of the door. After an accessible exit is added to the first floor on the southeast side, directional signs must be provided at inaccessible exits directing visitors to the nearest accessible exit, and an illuminated sign with the International Symbol of Accessibility (ISA) must be provided at the accessible exit door.

Doors
Accessibility issues with doors include doors that lack 32" min. clear width, one double-leaf door that lacks one leaf that is 32" min. wide, doors that lack maneuvering clearance (due to objects that could be relocated), and doors that lack hardware that can be operable with one hand and that do not require tight grasping, pinching, or twisting of the wrist.

Interior Stairs
Accessibility issues with interior stairs include handrails that do not extend 12" from the stair, handrails that are not provided on both sides of the stair, and handrails that are not mounted between 34" and 38" high above the finished floor.

Kitchens
Accessibility issues at Joe Valataro's Kitchen and the Dan Maloney Room kitchen include sinks that lack knee and toe clearance, sinks with exposed pipes, lack of a faucet that can be operable with one hand and does not require tight grasping, pinching, or twisting of the wrist, and a sink with a counter that is

located higher than 34” above the finished floor. Additionally, in both kitchens, clear floor space is not provided at the refrigerator.

Toilet Rooms

Accessibility issues with the women’s multi-user toilet room on the second floor include one lavatory that lacks knee and toe clearance, a mirror that is located higher than allowed, a door that lacks the required clear width, interior routes that are narrower than allowed, and lack of an accessible toilet compartment. IHCD recommends renovating the women’s multi-user toilet room to be an accessible single-user toilet room with a door that is located on the dance studio wall rather than from the stairway.

Accessibility issues with the men’s multi-user toilet room on the first floor include lavatories with exposed pipes, mirrors that are located higher than allowed, lack of an accessible toilet compartment and a urinal that is mounted higher than allowed. IHCD recommends removing the urinal and providing an accessible single-user toilet room in this location.

Additional Accessibility Issues

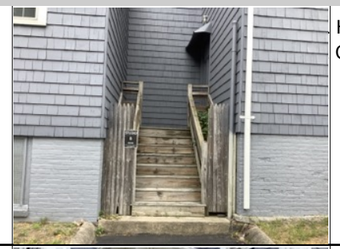
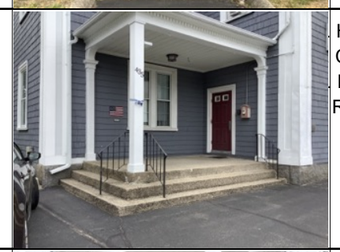
- There is a lack of an accessible route to the doorbell at the southeast entrance.
- Interior routes narrow to less than 36” wide in the dance studio on the second floor, in the women’s toilet room on the second floor and in Joe Vatalaro’s Kitchen.
- A storage and preparation area in the basement is not located on an accessible route and IHCD recommends relocating this area to an accessible location.
- Accessible dining and work surfaces are not provided in the meeting area in the basement or in the dance studio on the second floor.
- A defibrillator acts as a protruding object by the Tom Laffin Room.

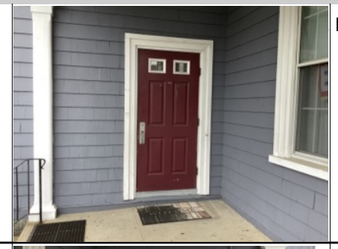
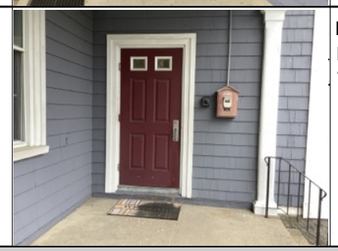
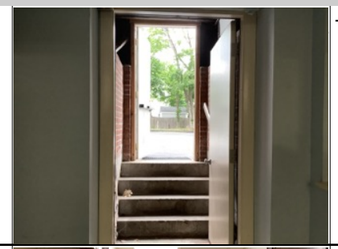
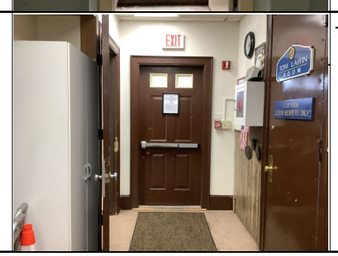
Best Practice and Inclusive Design

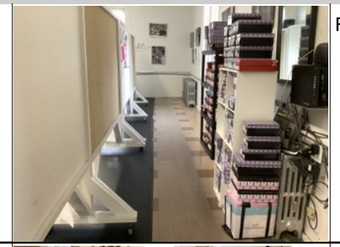
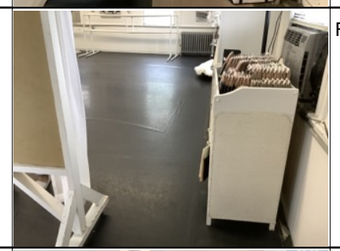
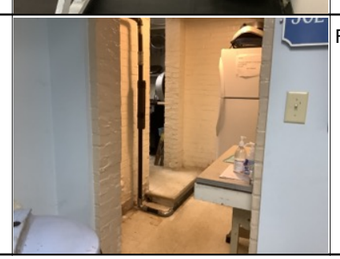
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing an adjustable height podium with knee and toe clearance in the Dan Maloney Room.
- Recommend providing designation signs with raised characters and braille at all permanent rooms and spaces where signage is not provided.
- Recommend providing contrasting color strips on all stair treads throughout the building.

American Legion Hall

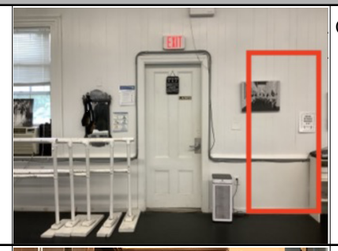
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Main Entrance on the Southeast	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route (such as a ramp) is provided to the southeast entrance and doorbell.	1	
Off-Street Parking Lot or Garage											
2	Parking by Studio Egress Door C	B		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	20 1 1	Note: After the southeast entrance is made accessible, locate a van accessible parking space by the accessible entrance.	1	
Exterior Stair											
3	Studio B Door, Egress Door From Dance Studio	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Cross section of handrail is not compliant	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Provide handrails with 1 1/4" - 2" circular cross sections.	1	
4	Main Entrance on the Southeast	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Cross section of handrail is not compliant Handrail not provided on both sides Risers > 7" high	- - - 8.6”	Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing. Provide handrails with 1 1/4" - 2" circular cross sections. Repair to this stairway's risers might be technically infeasible. Provide handrails on both sides. .	1	
5	Main Entrance on the Northeast	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Cross section of handrail is not compliant Risers > 7" high Handrails not provided	- - 8.6” -	Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing. Provide handrails with 1 1/4" - 2" circular cross sections. Repair to this stairway's risers might be technically infeasible. Provide handrails on both sides. .	1	

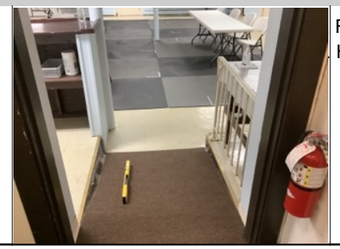
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Entrance										
6	Main Entrance on the Northeast	Ext.		Entrance	Main Entrance		Entrance not on an accessible route	-	After the entrance on the southeast side is made accessible, provide a directional sign indicating the location of the nearest accessible entrance.	1	
7	Main Entrance on the Southeast	Ext.		Entrance	Main Entrance		Entrance not on an accessible route International Symbol of Accessibility not provided Threshold > 1/2" high	- - 8”	Alter threshold to be 1/2" high max. Ensure an accessible route (such as a ramp) is provided to the southeast entrance. After the entrance is brought into full compliance, provide a sign with the International Symbol of Accessibility (ISA).	1	
	Emergency Exit										
8	Studio C Door, Egress From Dance Studio	Ext.		Emergency Exit	N/A		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	Access to Goods and Services										
	Means of Egress										
9	Studio C Door, Egress Door From Basement	B		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	
10	Main Entrance/ Egress on the Southeast	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. After the exit is made accessible, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	

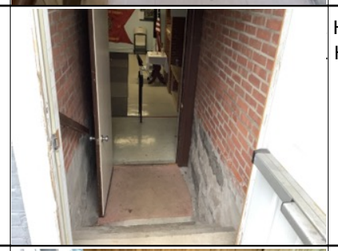
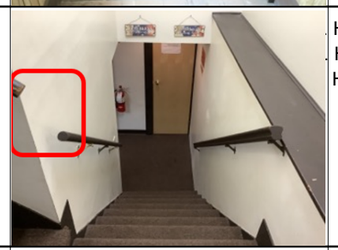
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
11	Main Entrance on the Northeast	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. After the southeast entrance/exit is made accessible, provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
12	Studio B Door, Egress From Dance Studio	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. After the southeast entrance/exit is made accessible, provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
	Interior Access Route										
13	Dance Studio	2		Interior Access Route	N/A		Route < 36" wide	27.3"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
14	Dance Studio	2		Interior Access Route	N/A		Route < 36" wide	30.4"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
15	Joe Vatalaro's Kitchen	B		Interior Access Route	N/A		Route < 36" wide	19.3"	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate the refrigerator.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
16	By Tom Laffin Room	1		Interior Access Route	N/A		Obstructed by protruding objects	8.2”	Relocate the defibrillator out of the circulation path.	1	
17	John A. Carlson Corner	B		Interior Access Route	N/A		Level changes > 1/4"	8.8"	Alter change in level to be 1/4" high max. Recommend providing a ramp to this area.	1	
18	Storage and Preparation Area	B		Interior Access Route	N/A		Level changes > 1/4" Does not coincide with the general circulation path	8” -	Recommend relocating the storage and refrigerator to an accessible route.	1	
19	Route Between the Basement, First Floor and Second Floor	2		Interior Access Route	N/A		Accessible route not provided	-	Provide a three stop limited use limited application (LULA) elevator.	1	
	Doors, Doorways, & Gates										
20	Dan Maloney Room Kitchen	1		Doors, Doorways, & Gates	Other		Clear width at door < 32"	29.6"	Widen the door so that there is 32" min. clear width.	1	

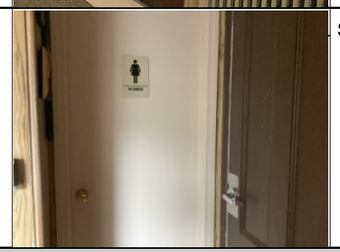
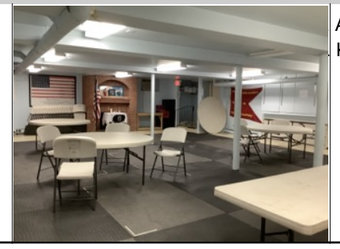
American Legion Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
21	Women's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Route < 36" wide	27.8" 33.1"	The existing route and doors to the women's toilet room are narrower than 36", lack adequate door maneuvering clearance and lack adequate clear width at the doors. Recommend renovating the toilet room to be accessible and provide a new entry door on the dance studio wall. The image shows a recommended location of the door.	1	
22	Dan Maloney Room	1		Doors, Doorways, & Gates	Meeting Room		Clear width at door < 32" Hardware not operable with a closed fist	29.9" -	Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
23	Dance Studio	2		Doors, Doorways, & Gates	Classroom		If double-leaf door, neither compliant	31.4"	Ensure that at least one of the active leaves is at least 32" min. wide.	1	
24	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Relocate the trash bin out of the door maneuvering clearance.	1	
25	Tom Laffin Room	1		Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Relocate the defibrillator. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

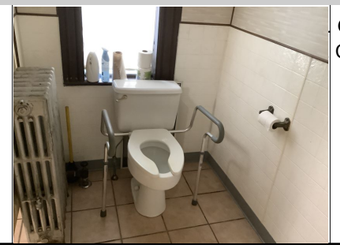
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Tom Laffin Room	1		Doors, Doorways, & Gates	Meeting Room		Surface not stable, firm, and slip-resistant at entrance	-	Repair the surface.	1	
27	Dan Maloney Room	1		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
28	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
29	Staircase to Basement	1		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	Ramps										
30	Ramp by Staircase to Basement by the Main Entrance on the Southeast Side	B		Ramps	Interior		Running slope >1:12 (8.33%) Handrails < 34" or > 38" above ramp surface	17.2% 32”	Repair to this ramp might be technically infeasible.	1	

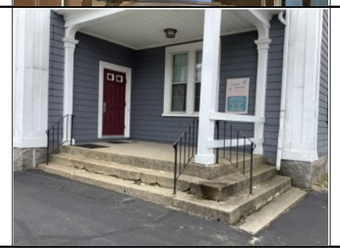
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Stairways										
31	Staircase by Studio B Door, Egress From Dance Studio	2		Stairways	Egress		Handrail height < 34" or > 38" Handrail not provided on both sides	30.1” -	Alter so the handrails are 34"- 38" high above the floor. Provide handrails on both sides.	1	
32	Studio C Door, Egress Door From Basement	B		Stairways	Egress		Handrail height < 34" or > 38" Handrail not provided on both sides	39.1” - -	Alter so the handrails are 34"- 38" high above the floor. Provide handrails on each side.	1	
33	Staircase by Studio B Door, Egress From Dance Studio	2		Stairways	Egress		Handrail height < 34" or > 38" Handrail not provided on both sides Handrails do not extend 12" from stairs	30.1” - -	Alter so the handrails are 34"- 38" high above the floor. Provide handrails on both sides. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
34	Staircase to Basement	1		Stairways	Egress		Handrail height < 34" or > 38" Handrails do not extend 12" from stairs Handrails not continuous where required	29.3” - -	Alter so the handrails are 34"- 38" high above the floor. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Provide a continuous handrail on the left side. Inside handrails on dogleg stairs must be continuous between flights.	1	
35	Staircase to Basement	1		Stairways	Egress		Handrail height < 34" or > 38" Handrails do not extend 12" from stairs Handrails do not return properly	29.3” - -	Alter so the handrails are 34"- 38" high above the floor. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Ensure that handrail extensions return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Staircase by Northeast Egress Door, Main Entrance to Dance Studio	1		Stairways	Egress		Handrail height < 34" or > 38" Handrails not continuous where required	31.3” -	Alter so the handrails are 34"- 38" high above the floor. Provide continuous handrails. Inside handrails on dogleg stairs must be continuous between flights.	1	
37	Studio C Door, Egress Door From Basement	B		Stairways	Egress		Handrail not provided on both sides Risers > 7" high	- 8.4”	Provide handrail on two sides of the stair. Repair to this stairway's risers might be technically infeasible.	1	
38	Staircase by Studio B Door, Egress From Dance Studio	1		Stairways	Egress		Handrails not continuous where required	- -	Provide continuous handrails within the full length of each stair flight.	1	
	Signage										
39	Dance Studio	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	
40	Joe Vatalaro’s Kitchen	B		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
41	Dan Maloney Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
42	Men’s Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
43	Tom Laffin Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
44	Women’s Toilet Room	2		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side. See ID #21 recommending the relocation of the women’s toilet room door.	1	
Dining or Work Surfaces											
45	Meeting Area	B		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Knee or toe clearance not provided	- 26.4"	Ensure that at least one dining or work surface is accessible. Provide at least one dining or work surface with 27" min. knee and toe clearance.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
46	Dance Studio	2		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	23.8”	Provide at least one work surface with 27" min. knee and toe clearance.	1	
	Kitchens and Kitchenettes										
47	Joe Vatalaro’s Kitchen	B		Kitchens and Kitchenettes	Other		Knee/toe clearance not provided at sink Sink > 34" high	25.4" 39.9”	Provide a sink with knee and toe clearance positioned for a forward approach. Provide a sink with a counter or surface that is no higher than 34" positioned for a forward approach.	1	
48	Dan Maloney Room Kitchen	1		Kitchens and Kitchenettes	Other		Knee/toe clearance not provided at sink Plumbing underneath is exposed Faucet is not operable with a closed fist	- - -	Provide a sink with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact. Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
49	Dan Maloney Room Kitchen	1		Kitchens and Kitchenettes	Other		Clear floor space at refrigerator not provided	-	Relocate the trash bin to provide a 30" x 48" clear floor space that is centered on the refrigerator.	1	
50	Joe Vatalaro’s Kitchen	B		Kitchens and Kitchenettes	Other		Clear floor space at refrigerator not provided	19.7”	Relocate refrigerator as to provide a 30" x 48" clear floor space that is centered to the refrigerator.	1	
	Toilet & Bathing Rooms										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Overall Access										
51	Women's Toilet Room	2		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Renovate toilet room to be an accessible single-user toilet room with an accessible toilet with grab bars and turning space.	1	
	Lavatory										
52	Women's Toilet Room	2		Lavatory	N/A		Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40"	- -	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	
53	Men's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 53.7"	Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	
54	Men's Toilet Room Accessible Compartment	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 49"	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	
	Toilet Compartment										
55	Men's Toilet Room Accessible Compartment	1		Toilet Compartment	Accessible Compartment		Grab bars not provided Clearance at toilet < 60" clear width	- 57"	Provide one grab bar on the side wall of the water closet and one on the rear wall. Provide a wheelchair accessible compartment that is 60" wide min. Relocate the heater out of the toilet compartment or renovate the multi-user toilet room to be a single-user toilet room.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Urinal										
56	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high	21.4"	Provide at least one urinal with the rim no higher than 17" above the finished floor. IHCD recommends removing the urinal and providing an accessible single-user toilet room.	1	
	Dispensers										
57	Men's Toilet Room Accessible Compartment	1		Dispensers	Paper Towel Dispenser		Clear floor space not provided at accessory Dispenser acts as a protruding object	- 10"	Relocate the trash bin. Relocate the paper towel dispenser out of the circulation path.	1	
	Best Practice										
58	Dan Maloney Room	1						-	Recommend providing an adjustable height podium with knee and toe clearance.	1	
59	Tom Laffin Room to Dan Maloney Room	1						-	Recommend providing designation signs with raised characters and braille at all permanent rooms and spaces where signage is not provided.	1	
60	Main Entrance on the Northeast	Ext.						-	Recommend providing contrasting strips on all stair treads throughout the building.	1	

Braintree Community Arts Center

Town of Braintree

ADA Transition Plan

August 2022

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Renovated: 2014

Braintree Community Arts Center, located at 1969 Washington Street, has two (2) floors. The facility is a former doctor's residence that was renovated in order to create a recreational center for residents of all ages. The building has an accessible entrance on the west side and an inaccessible entrance on the east side. The levels are connected by a stairway and a platform lift. There is a parking lot on the west side with one (1) van accessible parking space by the accessible entrance. Exterior amenities include two (2) picnic areas and garden beds.

The first floor contains a kitchen, an office, a living room and two (2) single-user toilet rooms. The second floor contains two (2) classrooms and a single-user toilet room.

Key Accessibility Issues

Exterior Routes
Accessibility issues include lack of an accessible route to the garden beds.

Exterior Stairs
Accessibility issues at exterior stairs include handrails that are located lower than allowed, handrails that do not extend 12" from the top and bottom of the stair, handrails with a noncompliant cross section, handrails that are not continuous where required and lack of handrails on both sides of the stair to the main entrance on the west side.

Signage
Accessibility issues include lack of a directional sign at the inaccessible entrance directing visitors to the nearest accessible entrance, lack of a directional sign at the inaccessible exit directing visitors to the accessible exit, lack of signage with raised characters and braille at each exit door, lack of signage with the International Symbol of Accessibility (ISA) at the accessible entrance, and lack of an illuminated sign with the International Symbol of Accessibility (ISA) at the accessible exit door.

Doors
Accessibility issues with doors include four (4) doors that lack hardware that can be operable with one hand and that does not require tight grasping, pinching, or twisting of the wrist. Additionally, the trash bin is located in the maneuvering clearance of the toilet room door on the second floor.

Interior Routes
Accessibility issues include excessive changes in level on the route between the dining room and the living room on the first floor, however there is an accessible route between the rooms in the other direction.

Interior Stairs
Accessibility issues at interior stairs include stairs that lack handrails on both sides.

Lift
Chairs are being stored in the lift so it is not maintained in operable working condition.

Picnic Tables
Accessibility issues at two (2) picnic areas by the facility include lack of at least one (1) accessible picnic table with knee and toe clearance in each location. Additionally, the picnic area that is south of the building lacks a picnic table that is located on an accessible route, and lacks a picnic table with the top surface located between 28" and 34" above the ground.

Toilet Rooms
Accessibility issues in toilet rooms include lack of knee and toe clearance at the south single-user toilet room on the first floor, exposed pipes underneath each lavatory in the toilet rooms and a mirror mounted higher than allowed in the south toilet room. Additionally, at all three (3) toilet rooms, paper towel dispensers act as protruding objects and are mounted over the rear grab bar. Clearance at the toilet in the north toilet room is obstructed by a table that is stored in the room, and clearance at the lavatory in

this toilet room is blocked by trash bins. The hook in the south toilet room on the first floor is located higher than allowed.

Additional Accessibility Issues

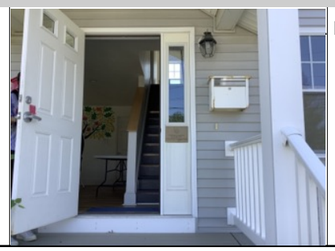
- The interior accessible route narrows to less than 36” wide in four locations due to furniture and equipment placement.

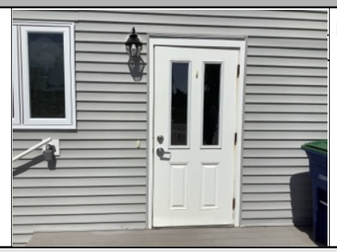
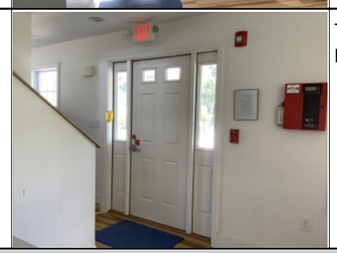
Best Practice and Inclusive Design

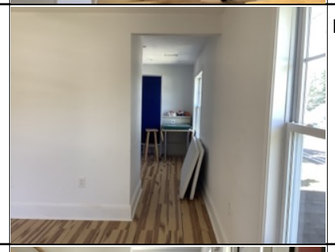
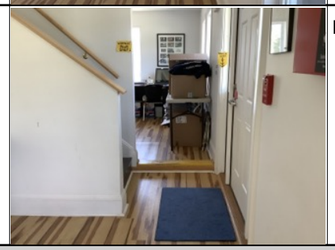
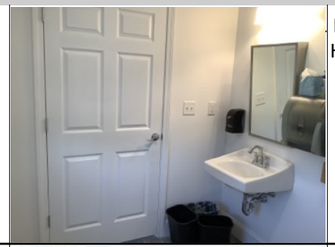
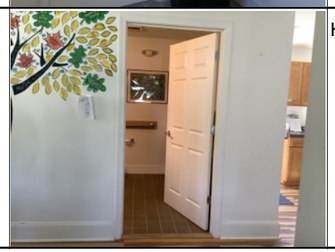
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

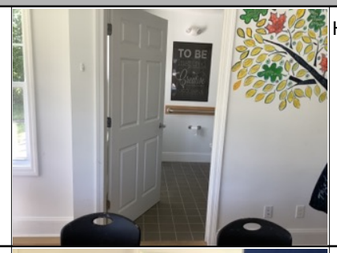
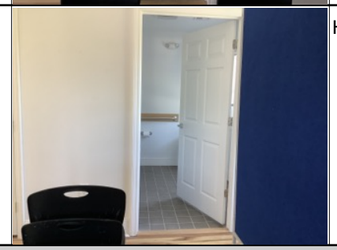
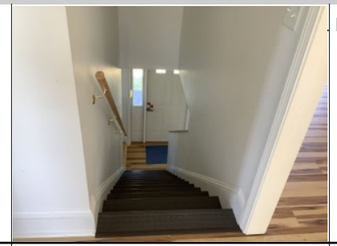
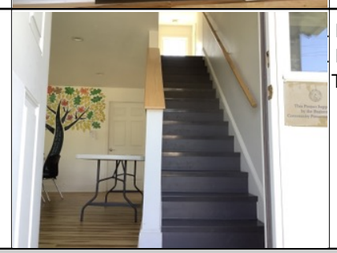
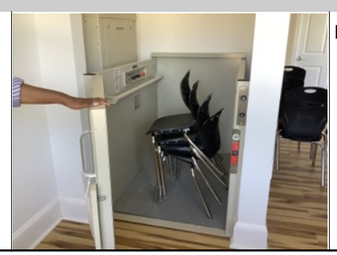
- Recommend providing designation signs with raised characters and braille at all permanent rooms and spaces where signage is not provided.
- Recommend providing a contrasting color strip at the change in level on the first floor to prevent falls.

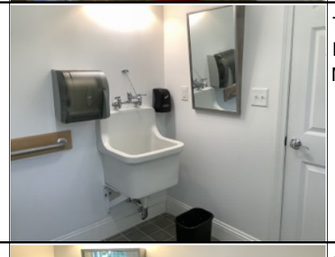
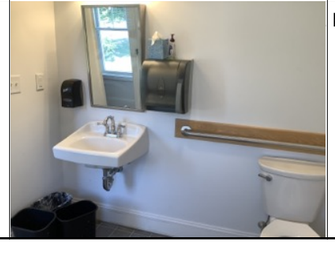
Braintree Community Arts Center

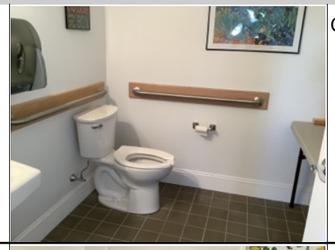
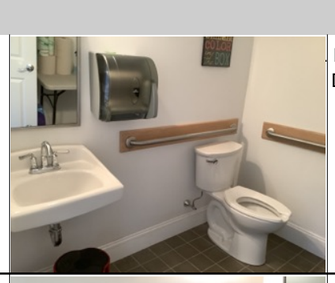
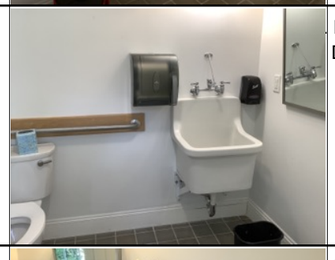
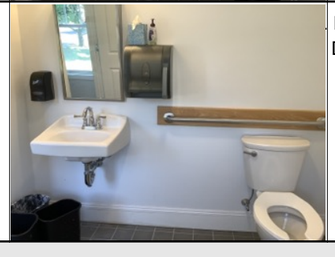
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Garden Beds South of Building	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the garden beds.	1	
Exterior Stair											
2	East Egress Door to Stairs	Ext.		Exterior Stair	N/A		Handrail height < 34" or > 38" Handrails do not extend 12" from stair Cross section of handrail is not compliant Handrail is not continuous where required	33.5” - - -	Alter so the handrails are 34"- 38" high above the finished floor or ground. Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Provide handrails with 1 1/4" - 2" circular cross section. Provide continuous handrails.	1	
3	Stairs to Main Entrance on West	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Handrail not provided on both sides	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Provide a handrail on each side.	1	
Entrance											
4	East Entrance From Stairs	1		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	

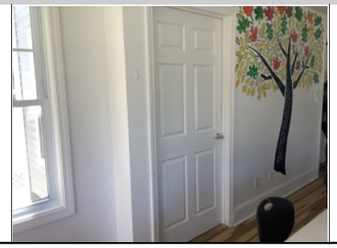
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
5	Main Entrance on West			Entrance	Main Entrance		International Symbol of Accessibility not provided Hardware not operable with a closed fist	- -	Provide a sign with the International Symbol of Accessibility (ISA). Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
Access to Goods and Services											
Means of Egress											
6	Main Entrance/ Egress on West	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
7	East Egress Door to Stairs	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
Interior Access Route											
8	Dining Room/Office to Living Room	1		Interior Access Route	N/A		Route < 36" wide	17.8”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
9	Kitchen to Dining Room/Office	1		Interior Access Route	N/A		Route < 36" wide	19.3”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
10	North Classroom to Toilet Room	2		Interior Access Route	N/A		Route < 36" wide	12.8" -35.3”	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate chairs and partitions.	1	
11	South Classroom to North Classroom	2		Interior Access Route	N/A		Route < 36" wide	23”	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate supplies.	1	
12	Living Room To Dining Room/Office	1		Interior Access Route	N/A		Level changes > 1/4"	4”	There is an accessible route to all rooms on this floor. As best practice recommend providing a contrasting strip on the level change to prevent falls.	1	
Doors, Doorways, & Gates											
13	Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Relocate the trash bin so that there is 18" clear on the latch pull side of the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
14	North Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
15	South Toilet Rooms	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
16	Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	Stairways										
17	Staircase	2		Stairways	Egress		Handrail not provided on both sides	-	Provide a handrail on each side.	1	
18	Staircase	1		Stairways	Egress		Handrail not provided on both sides Risers > 7" high Treads < 11" deep	- 7.6” 9.8”	Provide handrail on each side. Repair to this stairway's treads and risers might be technically infeasible.	1	
	Platform Lift or LULA Elevator										
19	Lift	1		Platform Lift or LULA Elevator	Interior		Not in operable working condition	-	Ensure lift is kept clear of furniture and stored items.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Picnic Tables										
20	Picnic Tables, South of Building	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided Top of dining/work surfaces < 28" or > 34" Toe or knee clearance at tables not provided Picnic table not on an accessible route	- 27” 26" -	Ensure that at least 5% (minimum one) of picnic tables are accessible. Provide at least 5% (minimum one) picnic tables with tops between 28"- 34" above the floor and 27" clear height underneath. Provide at least 1 picnic table (or ensure that 5% of picnic tables) have toe and knee clearance. Ensure that the picnic table is connected to an accessible route.	1	
21	Picnic Table by Ramp	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided Toe or knee clearance at tables not provided	- 8" deep	Ensure that at least 5% (minimum one) of picnic tables are accessible. Provide at least 5% (minimum one) picnic tables with knee and toe clearance that is 27" clear high that extends 19" deep and is 30" wide min.	1	
	Toilet & Bathing Rooms										
	Lavatory										
22	North Toilet Room	1		Lavatory	N/A		Clear floor space not provided at lavatory Plumbing underneath is exposed	- -	Relocate bins from underneath the lavatory. Insulate or otherwise configure pipes to prevent contact at the lavatory.	1	
23	South Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	18.7" - 42.4”	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	
24	Toilet Room	2		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at the lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Single-User Toilet										
25	North Toilet Room	1		Single-User Toilet	N/A		Clearance at toilet < 72" clear depth	64.9"	Relocate the table so that there is 72" deep min. clear floor space at the toilet.	1	
26	By South Toilet Room	1		Single-User Toilet	N/A		Hook located > 48" high (2010 ADA)	59.2"	Locate the coat hook no higher than 48" above the finished floor.	1	
	Dispensers										
27	North Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object Dispenser mounted over grab bar	11” -	Relocate dispenser out of the circulation path. Relocate the paper towel dispenser so that it is not located over the grab bar.	1	
28	South Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object Dispenser mounted over grab bar	9” -	Relocate dispenser out of the circulation path. Relocate the paper towel dispenser so that it is not located over the grab bar.	1	
29	Toilet Room	2		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object Dispenser mounted over grab bar	11" -	Relocate dispenser out of the circulation path. Relocate the paper towel dispenser so that it is not located over the grab bar.	1	
	Best Practice										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
30	South and North Toilet Rooms and the Second Floor Toilet Room	1, 2						-	Recommend providing designation signs with raised characters and braille at all permanent rooms and spaces where signage is not provided.	2	

Braintree Municipal Golf Course

Town of Braintree

ADA Transition Plan

August 2022

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Renovated: 2014

Braintree Municipal Golf Course is located at 101 Jefferson Avenue. Amenities include a three (3) level set of parking lots and a clubhouse with exterior benches. The clubhouse also has a pro shop, a restaurant with a bar and a deck dining area, men's and women's multi-user toilet rooms and a drinking fountain.

IHCD was not asked to survey the 18-hole golf course or most other outdoor amenities including any amenities that may exist on the course itself. The repair shop was also not surveyed because the IHCD team was told that it is not used by members of the public.

According to the golf course web site, golf carts available for rent include the SoloRider Golf Cart designed for people with physical disabilities. The IHCD team was told that people with disabilities can reserve a golf cart up to five days in advance and that the cart can be used to provide an accessible means of access to the starting tees, the fairways and greens, and to any other exterior amenities that a cart can reach.

Key Accessibility Issues

Exterior Routes
Accessibility issues include lack of an accessible route to areas around and near the clubhouse and to amenities such as benches and a fire alarm box, due to walkways that have an excessive change in level, walkway surfaces that are not maintained in operable working condition, excessive running and cross slopes and the presence of surfaces that are not stable, firm and slip-resistant.

Exterior Stairs
Accessibility issues include exterior stairs that lack handrails or that have handrails that do not extend at least 12" past the top or bottom riser.

Parking
Accessibility issues include lack of a van accessible parking space in both the lower and the mid-level parking lots, lack of identification signage with the International Symbol of Accessibility (ISA) and the designation "Van Accessible" in the mid-level parking lot, and lack of both a compliant car and a compliant van accessible parking space in the upper parking lot.

Clubhouse Toilet Rooms
Accessibility issues with the multi-user men's and women's toilet rooms in the clubhouse include exposed plumbing at the lavatory, and slightly less than the 72" min. clear depth (required by 521 CMR, the regulations of the Massachusetts Architectural Access Board (MAAB)) in the accessible compartment.

Signs
Accessibility issues in the clubhouse and restaurant include lack of tactile egress signs at egress doors, lack of a sign at an inaccessible egress door directing visitors to the nearest accessible egress door, and lack of an illuminated International Symbol of Accessibility (ISA) next to the existing illuminated exit sign at two (2) accessible egress doors. Also, signs on the men's and women's multi-user toilet rooms lack raised characters and braille, are mounted higher than allowed, and are not mounted on the latch side of the door.

Additional Accessibility Issues

- The interior accessible route narrows to less than 36" wide at several locations in the pro shop due to the location of displays and merchandise, and a television located near the pro shop entry protrudes into the circulation path.
- The bar service counter in the restaurant and the service counter in the pro shop lack a section that is no higher than 36" above the finished floor.
- The main entry door to the clubhouse has a threshold that is higher than allowed.
- Doors in the clubhouse and in the restaurant lack the minimum required push or pull side maneuvering clearance at the door due to the location of furniture or stored objects.

- Lack of a drinking fountain for standing users near the multi-user toilet rooms in the clubhouse.
- The restaurant appears to lack an assistive listening system.

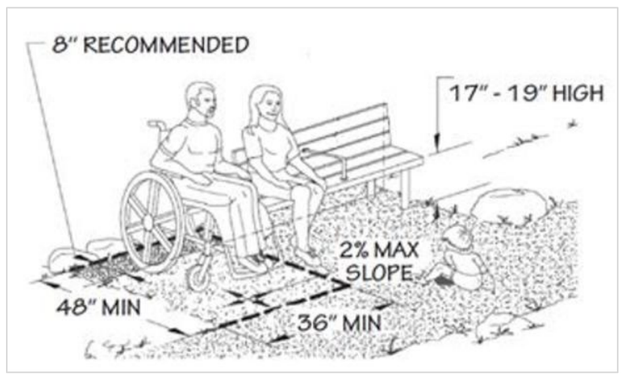
Note: If audible communication is integral to the use of a space, an assistive listening system shall be provided along with a sign with the International Symbol of Access for Hearing Loss so visitors know an assistive listening system is available.

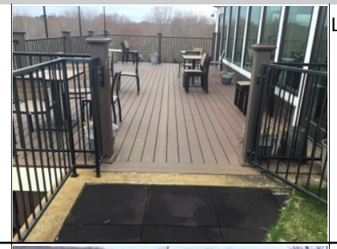
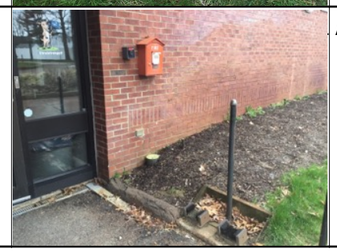
Best Practice and Inclusive Design

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

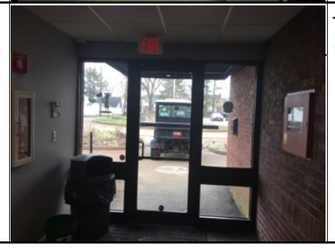
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) of the benches in each area where benches are provided near and around the clubhouse. See Figure 1 below.

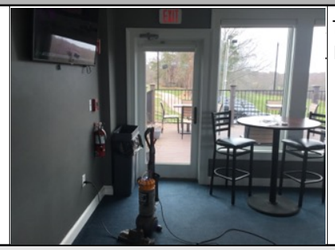
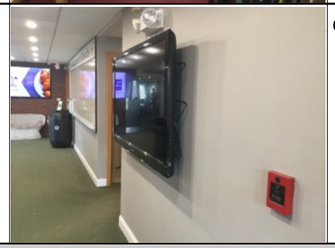
  Figure 1: Shows a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.



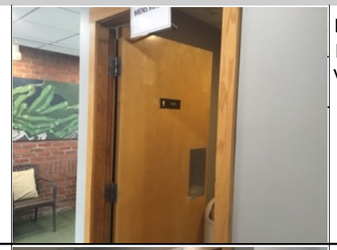
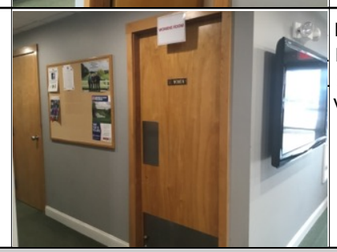
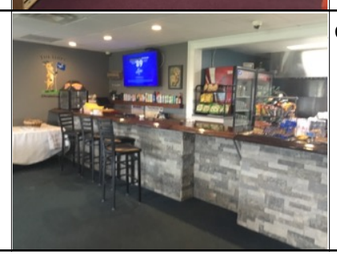
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Clubhouse Deck	Ext		Exterior Access Route	Exterior		Level changes > 1/4"	.75”	Alter the change in level to be 1/4" high max.	1	
2	Path From Clubhouse to Practice Putting Green and Towards Golf Carts	Ext		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure that the accessible route is maintained in operable working condition.	1	
3	Golf Bag Rack by Route to Practice Putting Green	Ext		Exterior Access Route	Exterior		Accessible route not provided	5"	Ensure an accessible route is provided to at least one golf bag rack or provide at least on additional golf bag rack in this area that is located on an accessible route.	1	
4	Plaque by Bench Near Parking and Clubhouse	Ext		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the plaque.	1	
5	Clubhouse Main Entry Fire Alarm	2		Exterior Access Route	Exterior		Accessible route not provided		Ensure an accessible route is provided to the fire alarm box.	1	

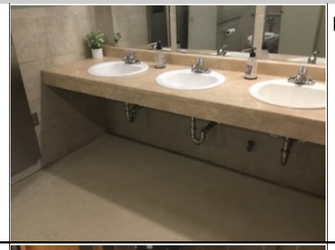
Braintree Municipal Golf Course

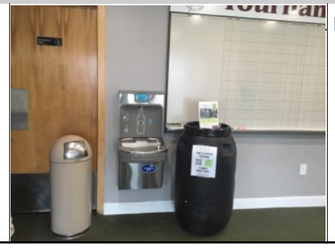
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Off-Street Parking Lot or Garage										
6	Lower Lot	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	12 - -	Provide at least one van accessible parking space with a marked access aisle and sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible" mounted at least 60" above the ground in this lot.	1	
7	Mid-Level Lot	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at access aisle > 1:50 (2.00%) Access aisle not provided Sign not provided	80 6 - - 3.00% 2	Provide a van accessible parking space in this lot with both the space and a marked access aisles that are at least 96" wide. Reduce the running or cross slope to be no steeper than 1:50 (2.00%) in all directions. Provide a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible" with the bottom of the sign 60" min. above the ground.	1	
8	Upper Level Lot	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	35 - -	Provide one car accessible parking space and one van accessible parking space in this lot. Include a compliant marked access aisle or access aisle depending on space design, identification signs with the International Symbol of Accessibility (ISA) and the designation "Van Accessible" at that van accessible parking space.	1	
	Emergency Exit										
9	Egress Towards Starter Shed	2		Emergency Exit	N/A		Tactile sign not provided at emergency exit Directional sign to accessible emergency exit not provided	- -	Provide a sign with raised characters ad braille at the emergency exit. Mount signs 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	
10	Main Egress	2		Emergency Exit	N/A		Tactile sign not provided at emergency exit Illuminated International Symbol of Acc. not provided (MAAB 2006)	- -	Provide a sign with raised characters ad braille at the emergency exit. 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 (ISA).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
11	Restaurant and Bar to Restaurant Deck	2		Emergency Exit	N/A		Tactile sign not provided at emergency exit Illuminated International Symbol of Acc. not provided (MAAB 2006)	- -	Provide a sign with raised characters ad braille at the emergency exit. 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 (ISA).	1	
Access to Goods and Services											
Interior Access Route											
12	Pro Shop	2		Interior Access Route	Interior		Route < 36" wide	27”	Ensure that a clear width of 36" min. is maintained at the accessible route. (Relocate items as necessary to provide an accessible route.)	1	
13	By Pro Shop	2		Interior Access Route	Interior		Obstructed by protruding objects	6”	Provide a cane-detectable barrier under the television screen.	1	
Assistive Listening System											
14	Restaurant	2		Assistive Listening System	N/A		Assistive listening system not provided		If audible communication is integral to the use of this space, an assistive listening system shall be provided. Also provide a sign with the International Symbol of Access for Hearing Loss so visitors know an assistive listening system is available.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Doors, Doorways, & Gates										
15	Pro Shop	2		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	4”	Relocate the stored items on the latch side of the door to provide 18" min. pull side maneuvering clearance.	1	
16	Main Egress	2		Doors, Doorways, & Gates	N/A		Maneuvering clearance(s) not provided	8”	Relocate trash container to provide 12" min. push side maneuvering clearance at the door.	1	
17	Restaurant	2		Doors, Doorways, & Gates	N/A		Maneuvering clearance(s) not provided	3”	Relocate furniture to provide 12" min. push side maneuvering clearance at the door.	2	
18	Clubhouse Main Entry	2		Doors, Doorways, & Gates	Entrance		Threshold > 1/2" high	2”	Alter the threshold to be 1/2" high max.	1	
	Stairways										
19	Clubhouse to Golf Carts	Ext		Stairways	Exterior		Handrails do not extend 12" from stairs Handrails not continuous where required		Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth minimum beyond last riser nosing in same direction as stair flight. Provide continuous handrails.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
20	Stairs From Clubhouse to Practice Putting Green	Ext		Stairways	Exterior		Handrails not provided	-	Provide compliant handrails on both sides of stair.	1	
	Signage										
21	Men's Toilet Room	2		Signage	Designation		Raised characters not provided Braille not provided Visual characters < 40" above ground Sign not located on the latch side of the door	- - 64" -	Provide text with raised characters duplicated in braille. Mount the sign so that the baseline of the lowest visual character is 40" min. above the finished floor or ground. Locate signs at permanent rooms alongside the door on the latch side.	1	
22	Women's Toilet Room	2		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door Visual characters < 40" above ground	- - 64" -	Provide text with raised characters duplicated in braille. Mount the sign so that the baseline of the lowest visual character is 40" min. above the finished floor or ground. Locate signs at permanent rooms alongside the door on the latch side.	1	
	Service Counter										
23	Pro Shop	2		Service Counter	N/A		Counter > 36" high	41.5”	Provide a counter that is 36" max. above the ground.	1	
24	Restaurant and Bar	2		Service Counter	N/A		Counter > 36" high	42”	Provide a counter that is 36" max. above the ground.	1	

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Benches											
25	Bench by Plaque Near Parking and Clubhouse	Ext			Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area or relocate bench to an accessible route.	1	
26	Benches at Practice Putting Green	Ext			Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area.	1	
	Toilet & Bathing Rooms											
	Lavatory											
27	Women's Toilet Room	2			Lavatory	N/A		Exposed plumbing underneath		Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
28	Men's Toilet Room	2			Lavatory	N/A		Exposed plumbing underneath		Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Toilet Compartment										
29	Women's Toilet Room	2		Toilet Compartment	Accessible Compartment		Clearance at toilet < 72" clear depth (MAAB)	70.5	Provide a wheelchair accessible compartment that is 60" wide and 72" deep.	1	
30	Men's Toilet Room	2		Toilet Compartment	Accessible Compartment		Clearance at toilet < 72" clear depth (MAAB)	70”	Provide a wheelchair accessible compartment that is 60" wide and 72" deep.	1	
	Additional Access										
	Drinking Fountains										
31	Drinking Fountain by Employee Toilet Room	2		Drinking Fountains	Seated		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	

Town Hall

Town of Braintree

ADA Transition Plan

May 2022

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: 1913

Braintree Town Hall, located at 1 John F. Kennedy Memorial Drive, has three (3) floors. The building has an accessible entrance on the northwest side connecting to the auditorium, an accessible entrance to the lower level on the north side, an inaccessible stepped entrance to the first floor on the north side and an inaccessible stepped main entrance on the east side. Interior vertical access is provided by an elevator, a stair and a ramp at the lower level.

The first floor contains Cahill Auditorium, a kitchenette, an assessor's office, a tax collector's office, a treasurer's office, a Town clerk and public notices office, a Town council room, and a multi-user men's and women's toilet room. The second floor contains the mayor's office, the human resources office, the legal office, the licensing office, a small committee meeting room (known as the Johnson Chambers), and one (1) single-user toilet that is used by the public. The lower level contains the Building and Health Department, the Public Health Nurse's office, the Planning and Conservation Departments, the Accounting Department, the substance abuse and prevention coordinator's office, a small meeting room known as the Fletcher Conference Room, the Braintree Emergency Town Management (BETM) office, and multi-user men's and women's toilet rooms.

There is a parking lot on the north and east sides of Town Hall with two (2) van accessible parking spaces, (2) car accessible parking spaces, and four (4) electric vehicle charging stations.

Note: The Public Health Nurse's office and the Braintree Emergency Town Management office were locked and unable to be assessed.

Key Accessibility Issues

<u>Exterior Routes</u>
Accessibility issues include routes with surface openings that are greater than allowed and routes with vertical clearance that is lower than allowed.

<u>Parking Lot</u>
Accessibility issues include an uneven surface, (including in a crumbling surface in some areas, which is detrimental as it is unexpected change in the surface that could potentially create a difficult travel path for residents and visitors).

As the lot has 90 spaces, one (1) van accessible parking space and three (3) car accessible parking spaces are required. The lot meets this requirement, however there are lack of accessible circulation paths from the accessible parking spaces to the ramps to Cahill Auditorium and the bottom floor of Town Hall due to damaged pavement.

<u>Exterior Ramps</u>
Accessibility issues include running slopes that are greater than allowed and lack of compliant handrail extensions at the ramp to the auditorium and at the ramp to the lower level. In addition, the exterior ramp to Cahill Auditorium lacks edge protection. When there is wet weather (rain, sleet, snow), the bottom of the ramp leading up to the auditorium floods and /or freezes (during winter months), which creates a barrier for an unobstructed circulation path.

<u>Signage</u>
Accessibility issues include lack of directional signs at the inaccessible entrances directing visitors to the nearest accessible entrance, lack of directional signs at inaccessible exits directing visitors to the nearest accessible exit, lack of signage with raised characters and braille at all exit doors, lack of signage with the International Symbol of Accessibility (ISA) at accessible entrances, lack of illuminated signs with the International Symbol of Accessibility (ISA) at accessible exit doors, and lack of designation signs with raised characters and braille. Additionally,

informational signage on the lower level lacks adequate contrast between the background and the text. Although an assistive listening system is provided in the auditorium and in the Johnson Chambers, signage containing the International Symbol of Access for Hearing Loss is not provided in either assembly area.

Doors

Accessibility issues with doors include double leaf doors that lack at least one leaf with 32” min. clear width, and doors that lack maneuvering clearance and/or hardware that can be operable with one hand and that does not require tight grasping, pinching, or twisting of the wrist.

Service Counters

Accessibility issues include three (3) service counters that are located higher than allowed. In addition, the lower counter in the treasurer’s office has a shelf and a computer located on its higher surface. Therefore, it does not meet the program access requirements of Title II of the ADA, since those who do not need the lower surface can face and see the staff, can pass things back and forth, and can be handed a form. Finally, in lieu of an accessible service counter at the Town clerk and public notices office, an alternate surface is provided for the public within the staff work area. Although this is allowed, the surface must be kept clear and there should be clear signage directing visitors to the accessible service counter. (On the day of the survey, a large electric typewriter covered much of the desk surface.)

Stage of the Assembly Area

Currently the stage is not in use because there is no accessible route to the stage. If the stage will be used in the future, an accessible route should be provided to it.

Toilet Rooms

Accessibility issues at all toilet rooms include lavatories with pipes that are not wrapped to prevent against contact, dispensers that act as protruding objects in the circulation path and lack of a door pull on each side of the door to the accessible toilet compartment in each multi-user toilet room. Additionally, the mirror in the single-user toilet room on the second floor is located higher than allowed and the flush control is not located on the open (transfer) side of the toilet.

The women’s multi-user toilet room on the first floor has two (2) compartments with grab bars and other accessibility features, however neither complies as an accessible compartment. The larger compartment lacks maneuvering clearance at the compartment door due to the location of the lavatory, and the smaller compartment is narrower than allowed and the centerline of the toilet is located further from wall than allowed. IHCD recommends bringing the smaller of the two (2) compartments into full compliance.

Additional Accessibility Issues

- The building and health office and Fletcher Hall Meeting Room lack an accessible work surface.
- The sink in the kitchenette by the auditorium is located higher than allowed, lacks knee and toe clearance and the pipes are not wrapped to prevent against contact.
- Protruding objects such as valves, defibrillators and shelves are present at multiple locations along the various interior accessible routes.

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.

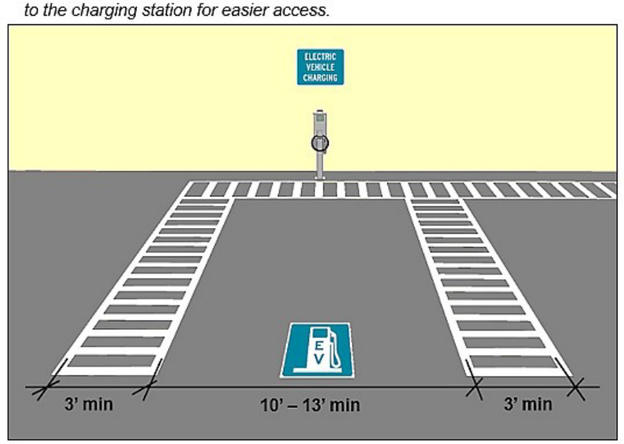
- Recommend providing contrasting strips on all stair treads throughout the building.
- Recommend providing an adjustable height podium with knee and toe clearance in the Johnson Chambers and in the auditorium.
- Recommend providing handrails with 1 1/4" - 2" circular cross section and providing extensions at the top and the bottom of the handrail on both sides of the exterior stair at the main entrance. Provide handrails that extend horizontally above the landing for 12” min. beginning above the first riser nosing and ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.
- The two (2) electric charging stations on the south provide an accessible route to the charger. However, as best practice the U.S. Access Board recommends that an accessible electric vehicle charging station have an accessible route that is 36" min. wide on each side of the vehicle to provide easier access. See the following diagram from the U.S. Access Board for further recommendations.

Recommendations: Provide access to a reasonable number of spaces serving EV charging stations or use the scoping table in §F208.2 to determine an appropriate number. (The number of accessible spaces serving EV charging stations must be determined separately from the required number of car and van parking spaces.)

Accessible EV Charging Stations

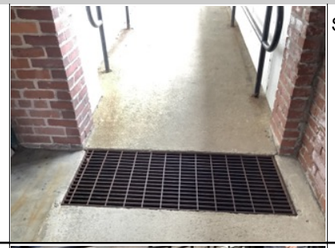
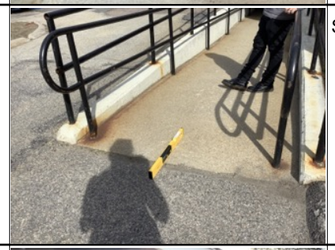
Accessible Route

Provide an accessible route on both sides of the vehicle space that connects to the charging station for easier access.



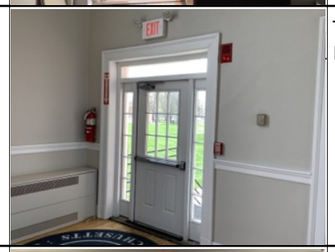
Vehicle Space

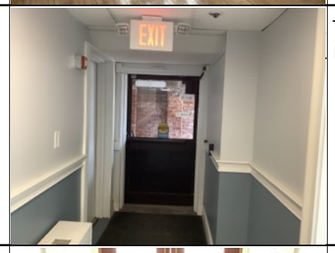
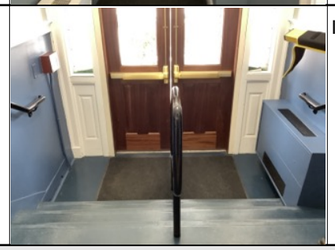
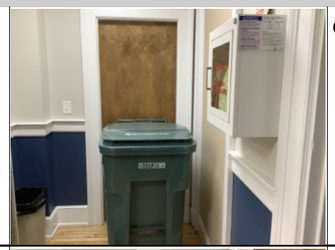
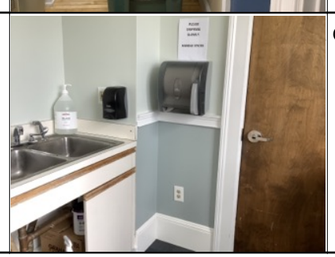
A vehicle space at least 10’ – 13’ wide is advisable. A 10’ width offers an extra 2’ that effectively provides a 5’ aisle on one side when paired with the accessible route; a 13’ wide space will allow an 8’ aisle. This flexibility is helpful since the parking direction is determined by the location of the charging station and the vehicle connection. Use the International Symbol of Accessibility only where spaces are reserved exclusively for people with disabilities.

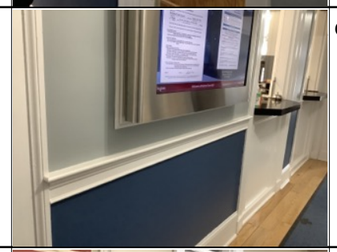
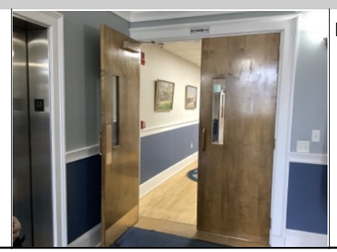
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Exit to Ramp	LL		Exterior Access Route	Walkway		Surface openings > 1/2"	3.75"	Replace grate so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel.	1	
2	Ramp to Entrance, Top of Ramp	LL		Exterior Access Route	Walkway		Surface openings > 1/2"	2"	Repair the gap at the transition between materials so that openings are 1/2" max.	1	
3	Walkway Along North Side	Ext.		Exterior Access Route	Walkway		Vertical clearance < 80" above ground	71.5"	Provide a cane-detectable barrier along the underside of the roof.	1	
4	Exit to Ramp	LL		Exterior Access Route	Walkway		Vertical clearance < 80" above ground	69"	It may be technically infeasible to adjust the vertical clearance. Consider adding signage that says, "Low Headroom" on each side of the arch.	1	
Off-Street Parking Lot or Garage											
5	Accessible Parking Spaces by the Front Facade	Ext.		Off-Street Parking Lot or Garage	Visitor		Surface not stable, firm, and slip-resistant	-	Repair the surface to be stable, firm and slip-resistant at the parking spaces and along the route to the accessible entrance.	1	

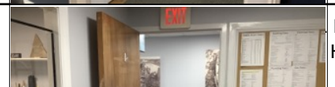
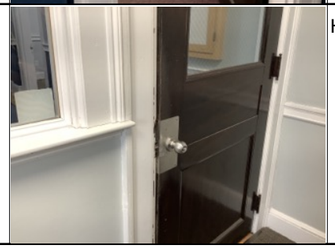
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Accessible Parking Spaces by the Auditorium	Ext.		Off-Street Parking Lot or Garage	Visitor		Surface not stable, firm, and slip-resistant	-	Repair the surface to be stable, firm and slip-resistant at the parking spaces and along the route to the accessible entrance.	1	
	Exterior Ramp										
7	Lower Level Exit to Ramp, Base of Ramp	LL		Exterior Ramp	N/A		Running slope > 1:12 (8.33%) Handrails do not extend 12" past top & bottom	9.4% -	Reduce running slope to be no steeper than 1:12 (8.33%). Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	1	
8	Ramp From Cahill Auditorium	1		Exterior Ramp	N/A		Running slope > 1:12 (8.33%) Does not prevent accumulation of water	9.5% -	Reduce running slope to be no steeper than 1:12 (8.33%). Repair ramp to prevent accumulation of water. When there is wet weather (rain, sleet, snow), the bottom of the ramp leading up into Cahill Auditorium floods and /or freezes (during winter months) which creates a barrier for an unobstructed travel path.	1	
9	Ramp From Auditorium	1		Exterior Ramp	N/A		Handrails do not extend 12" past top & bottom	-	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	2	
10	Ramp From Auditorium	1		Exterior Ramp	N/A		Edge protection < 4" high	-	Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the ground surface.	2	

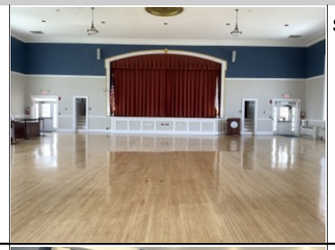
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Entrance										
11	Front Entrance	1		Entrance	Main Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	- -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	
12	Stepped Side Exit/Entrance	1		Entrance	Secondary Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	- -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	
13	Braintree Emergency Town Management	LL		Entrance	Secondary Entrance		Entrance not on an accessible route International Symbol of Accessibility not provided	- -	Provide a compliant ramp to the entrance. Ensure that door maneuvering clearance at the door is sloped no greater than 1:50. After the entrance is brought into compliance, provide a sign with the International Symbol of Accessibility (ISA).	1	
14	Auditorium Exit to Ramp	1		Entrance	Secondary Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	
15	Entrance/Exit With Ramp	LL		Entrance	Secondary Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Emergency Exit										
16	Johnson Chambers - Fire Escape Exit	2		Emergency Exit	N/A		Tactile sign not provided at exit	-	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.	1	
17	Auditorium Exit to Field	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
18	Front Entrance	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
19	Stepped Side Exit/Entrance	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
20	Exit by Nurse's Office	LL		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	

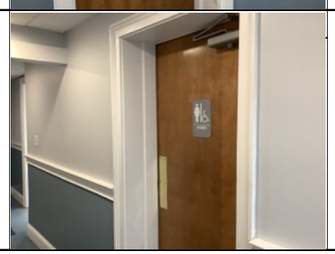
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
21	Auditorium Exit to Ramp	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	Provide tactile exit signs with raised characters and braille at 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 (ISA).	1	
22	Exit to Ramp and Stair	LL		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	1	
23	Stepped Side Exit/Entrance	1		Emergency Exit	N/A		If double-leaf door, neither compliant	26"	Ensure that at least one of the active leaves is at least 32" min. wide.	1	
Access to Goods and Services											
Interior Access Route											
24	Auditorium	1		Interior Access Route	N/A		Obstructed by protruding objects	8.5"	Provide a cane-detectable barrier under the defibrillator.	1	
25	Kitchenette by Auditorium	1		Interior Access Route	N/A		Obstructed by protruding objects	-	Relocate the paper towel dispenser.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Women's Toilet Room	1		Interior Access Route	N/A		Obstructed by protruding objects	5"	Relocate the shelf and soap dispenser.	2	
27	Corridor by Assessor's Office	1		Interior Access Route	N/A		Obstructed by protruding objects	8.5"	Provide a cane-detectable barrier under the valve.	1	
28	Corridor by Town Clerk/ Public Notices Office	1		Interior Access Route	N/A		Obstructed by protruding objects	4.75"	Provide a cane-detectable barrier underneath the screen.	1	
29	By Legal Office	2		Interior Access Route	N/A		Obstructed by protruding objects	9"	Provide a cane-detectable barrier under the valve.	1	
	Doors, Doorways, & Gates										
30	Auditorium	1		Doors, Doorways, & Gates	Circulation		If double-leaf door, neither compliant	30.5"	Ensure that at least one of the active leaves is at least 32" min. wide.	1	

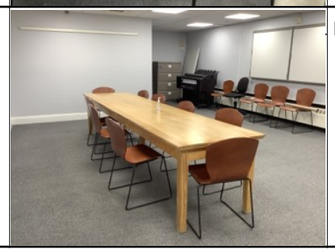
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
31	Women's and Men's Toilet Rooms	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	51"	Provide an automatic door opener.	2	
32	Town Council Room	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Provide an automatic door opener or leave the office door open during business hours.	1	
33	Building and Health Office	LL		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	6" -	Relocate table to ensure that there is 18" clear min. on the latch side of the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
34	Assessor's Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	
35	Treasurer's Office and Tax Collector's Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	

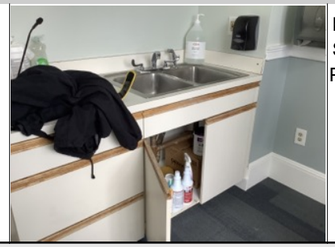
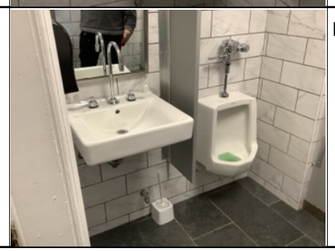
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Legal Office	2		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
37	Nurse and Substance Abuse Prevention Offices	LL		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	
38	Johnson Chambers - Small Committee Meeting Room	2		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist If double-leaf door, neither compliant	27.7" -	Ensure that at least one of the active leaves is at least 32" min. wide. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	Signage										
39	Auditorium	1		Signage	Informational		Signage is not provided	-	Provide a sign informing patrons of the availability of the assistive listening system. The sign should include the International Symbol of Access for Hearing Loss.	1	
40	Johnson Chambers - Small Committee Meeting Room	2		Signage	Informational		Signage is not provided	-	Provide a sign informing patrons of the availability of the assistive listening system. The sign should include the International Symbol of Access for Hearing Loss.	1	

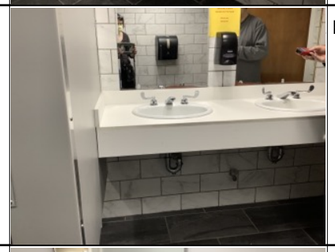
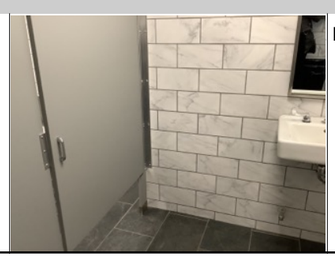
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
41	Tax Collector's Treasurer's and Assessor's Offices	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	3	
42	Town Council Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
43	Human Resources Office	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
44	Licensing and Legal Offices	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	2	
45	Mayor's Office	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

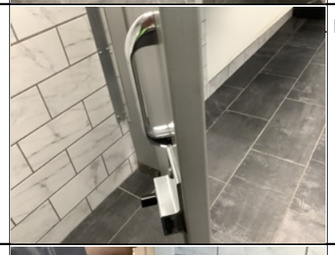
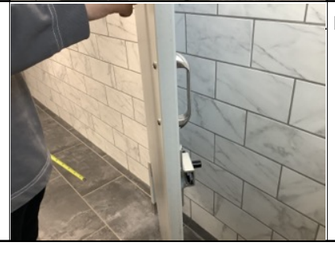
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
46	Accounting Office	LL		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
47	Building and Health Office	LL		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
48	Single-User Toilet Room	2		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
49	Men's Toilet Room	LL		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
50	Women's Toilet Room	LL		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
51	Corridor by Elevator	LL		Signage	Directional		Non-glare finish and contrast not provided on sign	-	Install signage with a non-glare finish with characters that have a high contrast to the background.	1	
52	Pubic Health Nurse Corridor	LL		Signage	Directional		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	
53	Pubic Health Nurse Corridor	LL		Signage	Informational		Non-glare finish and contrast not provided on sign	-	Install a sign with characters that have a high contrast to the background.	1	
Service Counter											
54	Treasurer's Office	1		Service Counter	N/A		Counter > 36" high	-	The lower counter does not meet the program access section of Title II of the ADA, since everyone else faces the staff, and can pass things back and forth, and can be handed a form. Relocate the computer and remove the upper shelf at the lower service counter.	1	
55	Town Clerk/ Public Notices Office, Alternate Surface to Service Counters	1		Service Counter	N/A		Counter > 36" high	-	This alternate surface work surface is provided in lieu of renovating the service counters in the corridor that are designated for the Town Clerk/ Public Notice office. This condition is allowed, however it must be kept clear. Relocate the equipment stored on the table.	1	

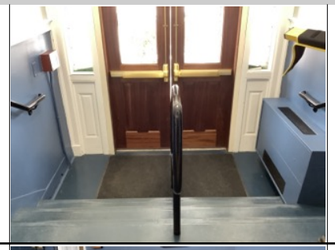
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
56	Building and Health Office	LL		Service Counter	N/A		Counter > 36" high	42.3"	Provide a counter that is 36" max. above the finished floor.	1	
57	Planning and Community Development	LL		Service Counter	N/A		Counter > 36" high	42.3"	Provide a counter that is 36" max. above the ground or finished floor.	1	
58	Town Clerk / Public Notices	1		Service Counter	N/A		Signage denoting the accessible service counter is unclear	-	Signage directing users to the accessible service counter is unclear as it is not located by the service counters, and refers to an accessible entrance. For program access, IHCD recommends providing clear signage with the International Symbol of Accessibility (ISA) by the existing high service counters stating that "If you need to use a lower table, please ..." and describe the procedure and location of the table.	1	
Dining or Work Surfaces											
59	Building and Health Office	LL		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	24"	Provide at least one dining or work surface with 27" min. knee and toe clearance.	1	
60	Fletcher Hall Meeting Room	LL		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	23.5"	Provide at least one dining or work surface with 27" min. knee and toe clearance.	1	

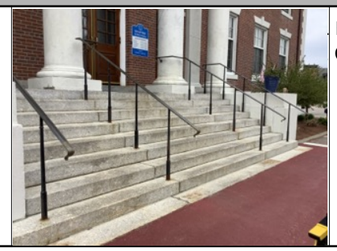
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Assembly Area										
61	Auditorium	1		Assembly Area	N/A		Accessible route to stage not provided	-	Currently the stage is not used. If the stage will be used in the future, provide an interior lift to the stage.	1	
	Kitchens and Kitchenettes										
62	Kitchenette by Auditorium	1		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at sink Sink > 34" high Plumbing underneath is exposed	- 36" -	Ensure that the sink to be no higher than 34" positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact.	1	
	Toilet & Bathing Rooms										
	Lavatory										
63	Women's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at lavatory.	1	
64	Men's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
65	Men's Toilet Room	LL		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
66	Women's Toilet Room	LL		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
67	Single-User Toilet Room	2		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 42"	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	
	Single-User Toilet										
68	Single-User Toilet Room	2		Single-User Toilet	N/A		Flush control not on open side	-	Relocate the flush control to the open side.	1	
	Toilet Compartment										
69	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has inadequate maneuvering clearance	36"	At the larger accessible compartment, there is only 36" clear on on the exterior of the door. Due to this condition, IHCD recommends bringing the smaller toilet compartment into full compliance as an accessible compartment.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
70	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Clearance at toilet < 60" clear width Centerline < or > 18" (MAAB)	45" 25.5"	Enlarge this wheelchair accessible compartment to be 60" wide min. Relocate the toilet so the centerline is 18" from the side wall.	1	
71	Women's Toilet Room Accessible Toilet Compartment	1		Toilet Compartment	Accessible Compartment		Door pull not provided	-	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.	1	
72	Men's Toilet Room Accessible Toilet Compartment	1		Toilet Compartment	Accessible Compartment		Door pull not provided	-	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.	1	
73	Men's Toilet Room Accessible Toilet Compartment	LL		Toilet Compartment	Accessible Compartment		Door pull not provided	-	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.	1	
74	Women's Toilet Room Accessible Toilet Compartment	LL		Toilet Compartment	Accessible Compartment		Door pull not provided	-	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.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Dispensers										
75	Women's Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	10.5"	Relocate the paper towel dispenser and hand dryer out of the circulation path.	2	
76	Men's Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	10.5"	Relocate the paper towel dispenser and hand dryer out of the circulation path.	1	
77	Single-User Toilet Room	2		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	10"	Relocate the paper towel dispenser out of the circulation path.	1	
78	Men's Toilet Room	LL		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	10"	Relocate the paper towel dispenser out of the circulation path.	1	
79	Women's Toilet Room	LL		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	11"	Relocate the paper towel dispenser out of the circulation path.	1	
	Overall Review										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
80	Braintree Emergency Town Management	LL							Note: Braintree Emergency Town Management and the nurses office were locked and unable to be surveyed.	1	
Best Practice											
81	Stepped Side Exit/Entrance	1							Stairs may be difficult for low vision users to detect. Recommend providing contrasting strips on all stair treads throughout the building.	1	
82	Johnson Chambers and Auditorium	1 2							Recommend providing an adjustable height podium with knee and toe clearance.	2	
83	Electric Vehicle Charging Stations	Ext.							The two (2) electric charging stations on the south provide an accessible route to the charger. However, as best practice the U.S. Access Board recommends that an accessible electric vehicle charging station have an accessible route that is 36" min on each side of the vehicle to provide easier access.	1	
84	Women's Toilet Room	LL							The shelf in the toilet room stalls is a good example that could be replicated at other Town facilities.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
85	Front Entrance	1					Handrails do not extend 12" from stair Cross section of handrail is not compliant	- 2.5"	Recommend providing handrails with 1 1/4" - 2" circular cross section and providing extensions at the top and the bottom of the stair. Provide handrails that extend horizontally above the landing for 12” min. beginning above the first riser nosing and ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	1	

Department of Elder Affairs and Community Center

Town of Braintree

ADA Transition Plan

August 2022

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: 1950s Year Renovated: 2016

Located at 71 Cleveland Avenue, the Department of Elder Affairs and Community Center has one (1) floor. The building has one (1) accessible entrance from the parking lot. There is parking on the north, west and east sides of the building. The exterior of the building also has benches and a gazebo that can be accessed by a ramp.

The building was originally a school. Since that time an addition (with Function Rooms 1 and 2, a small conference room, and two (2) storage rooms) was added.

The building contains a lobby, a reception area, an activities room, the Mary Sweeney Activities Room, a counseling room, a resale shop, a sign in table, an information wall, a pool and computers room, administrative offices, an outreach office, an information center, the Department of Veterans Services, men's and women's toilet rooms with showers, a small conference room, and Function Room 1 and 2. There is also a kitchen, but it is closed to the public.

The facility acts as a meeting place for seniors and offers yoga, card games, computer classes and cooking classes. The department provides information and services to senior citizens and there is an Outreach Department that does home visits.

Key Accessibility Issues

Exterior Routes
Accessibility issues include exterior routes that have running and cross slopes that are greater than allowed, and routes that are not maintained in operable working condition.

Parking Lot
Accessibility issues with the parking lot include running and cross slopes that are greater than allowed at accessible parking spaces, lack of signage with the International Symbol of Accessibility (ISA) at each accessible parking space, and a surface that is not stable, firm and slip-resistant.

Exterior Ramp
Accessibility issues with the ramp to the gazebo include lack of compliant handrails.

Exterior Stairs
Accessibility issues with exterior stairs include stairs with handrails that are not provided on each side and stairs with handrails that do not extend one tread depth min. beyond the last riser nosing in the same direction as the stair flight.

Interior Routes
Accessibility issues include routes that are narrower than allowed and routes that are obstructed by protruding objects.

Doors
Accessibility issues with doors include doors that lack maneuvering clearance due to the location of furniture and trash bins, one (1) door that lacks maneuvering clearance as it is recessed greater than 6", doors that require a greater amount of opening force than allowed, and doors that have noncompliant hardware.

Signage
Accessibility issues include lack of signage with raised characters and braille at all exit doors, lack of directional signage at inaccessible exits directing people to the nearest accessible exit, and lack of an illuminated sign with the International Symbol of Accessibility (ISA) at each accessible exit door. Additionally, there is a lack of designation signs with raised characters and braille at permanent rooms in many locations and the designation signage for the men's and women's toilet rooms is not located on the latch side of the door.

Service Counters
Accessibility issues with service counters include a service counter in the reception area and in the resale shop that are located higher than allowed.

Toilet Rooms

Accessibility issues with the women's multi-user toilet room include plumbing that is not protected against contact under the lavatory, a toilet flush control that is not on the open (transfer) side of the toilet, a coat hook that is located higher than allowed, and lack of a door pull on each side of the door to the accessible compartment. Additionally, one paper towel dispenser lacks clear floor space and a second paper towel dispenser within the accessible compartment acts as a protruding object in the circulation path.

Accessibility issues with the men's multi-user toilet room includes plumbing that is not protected against contact under the lavatory, lack of clear floor space under the accessible lavatory (due to the location of a trash bin), dispensers that protrude into the circulation path, a coat hook that is located higher than allowed, and lack of a door pull on each side of the door to the accessible compartment.

Both the men's and women's toilet rooms contain a transfer shower with a threshold that is higher than allowed. Additionally, the shower in the women's toilet room is filled with stored items.

Sinks

Accessibility issues include a sink in the Mary Sweeney Activity Room that lacks clear floor space, and the minimum required knee and toe clearance. In addition, dispensers by the sink are mounted higher than allowed. The sink in Function Room 2 also lacks knee and toe clearance, however it can be remedied by relocating the trash bin.

Additional Accessibility Issues

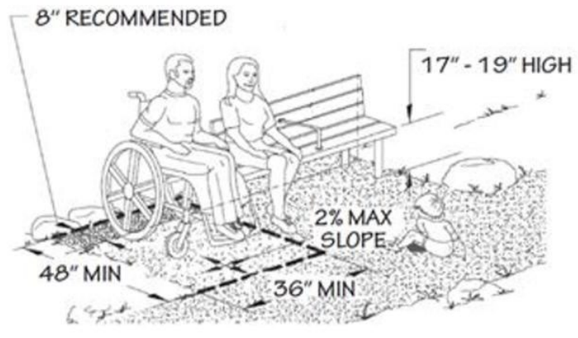
- Coat hooks, merchandise and materials are located higher than allowed.
- Furniture blocks access to the fire extinguisher by the Mary Sweeney Activity Room.
- The pool and computer room lacks at least one work surface with knee and toe clearance.

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 designation signs with raised characters and braille at all permanent rooms and spaces where signage is not provided.
- Recommend finishing the floor so that there is a matte, non-glare finish in Function Rooms 1 and 2.
- Recommend providing an adjustable height podium with toe and knee clearance in Function Rooms 1 and 2.
- Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park in a manner that is substantially similar to what is shown in Figure 1.

  Figure 1: Shows a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.

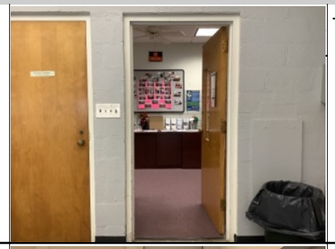
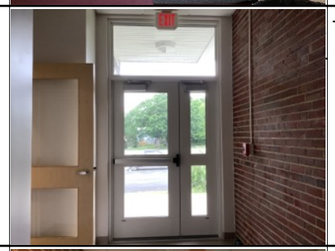
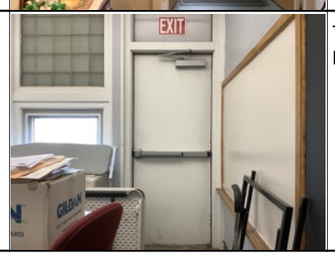


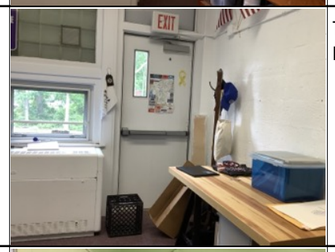
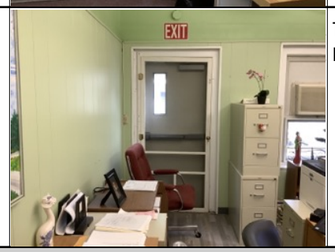
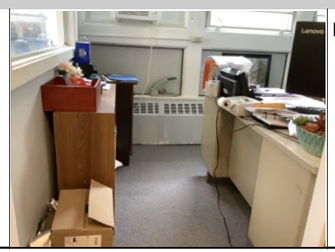
- Recommend providing a handrail along the edge to guard against the 12" drop at the northwest egress door.

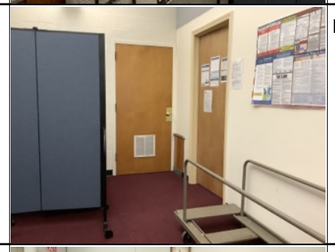
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Route From Gazebo to Park	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%)	4% 6.6%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	
2	Route to Park	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%)	6.6% 5.5%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	
3	Route From Parking to Gazebo	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	4.7% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition.	1	
4	Route on South Side of Building by the Mary Sweeney Activity Room Egress Door and Office 3 Egress Door	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	7.8% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition.	1	
5	Northeast Egress Door From Activities Room 1	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	9%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	

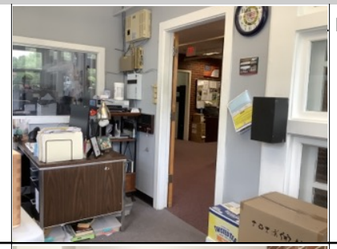
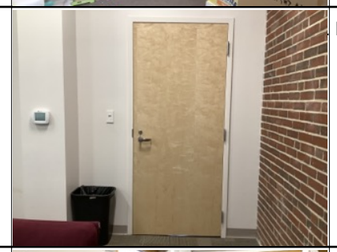
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Main Entrance	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	6.2% -	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition.	1	
7	East Parking to Main Entrance	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	13% -	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition.	1	
8	Route to Park	Ext.		Exterior Access Route	Walkway		Level changes > 1/4" Route not maintained in operable working condition	- -	Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition.	1	
9	Path Along South Side of Building	Ext.		Exterior Access Route	Sidewalk		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
Off-Street Parking Lot or Garage											
10	Parking at Main Entrance	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at access aisle > 1:50 (2.00%) Sign not provided Surface not stable, firm, and slip-resistant	25 2 1 4% - -	Reduce running or cross slope to be no steeper than 1:50 (2.00%). Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground at each parking space. Repair the surface.	1	

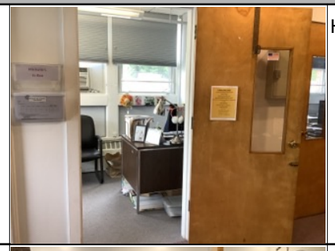
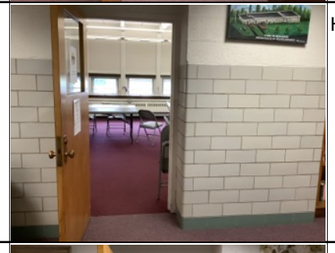
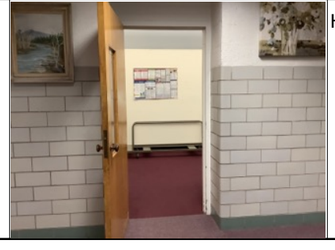
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Exterior Ramp										
11	Gazebo	Ext.		Exterior Ramp	N/A		No lower handrail 18"-20" high provided Handrails < 34" or > 38" above ramp surface Handrails have non-compliant cross section Handrails are not provided	- 39.5" - -	Provide a lower handrail between 18" to 20" high above the ground or finished floor. Alter so the handrails are 34"- 38" high above the ground or finished floor. Provide handrails with 1-1/4" to 1-1/2" circular cross sections.	1	
	Exterior Stair										
12	Southwest Egress Door From Department of Veteran's Services	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair		Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	1	
13	Outreach Office (in Pool and Computers Room), Egress Door on South Side	Ext.		Exterior Stair	N/A		Handrail not provided on both sides	-	Provide handrails on each side of stairs,	1	
14	Mary Sweeney Activity Room Egress Door on South Side	Ext.		Exterior Stair	N/A		Handrail not provided on both sides	- -	Provide a handrail on each side of the stair.	1	
	Access to Goods and Services										

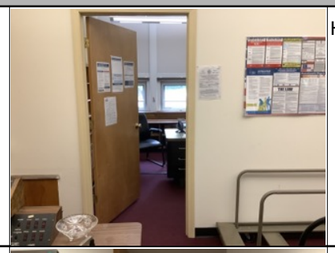
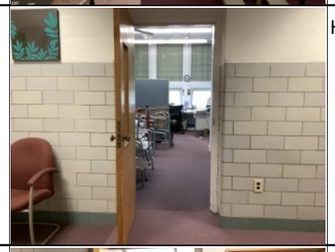
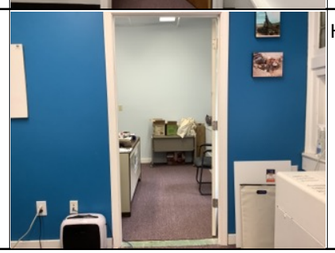
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Means of Egress										
15	Mary Sweeney Activity Room Door 5	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
16	Egress Door 3 From Activities Room 1	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
17	Egress Door 5 From Egress Corridor on the Northwest Side	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
18	Main Entrance/ Egress on Northeast Side	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
19	Mary Sweeney Activity Room Egress Door on South Side	1	5	Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

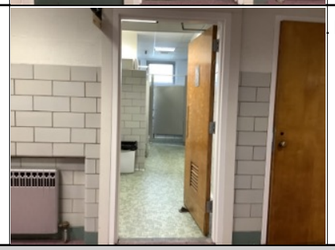
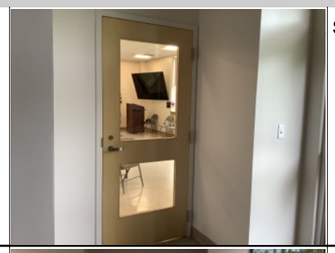
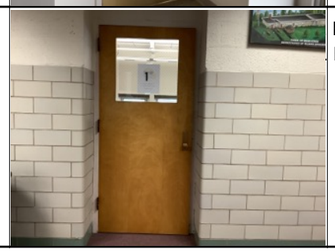
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
20	North Central Egress Door Activities Room 1	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
21	Outreach Office (in Pool and Computers Room), Egress Door on South Side	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
22	Southwest Egress Door From Department of Veteran's Services	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
23	Office 3 Route to Egress Door on Southeast Corner	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
	Interior Access Route										
24	Office 2 on East	1		Interior Access Route			Route < 36" wide	23.6”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
25	Mary Sweeney Activity Room Egress Door on South Side	1	5	Interior Access Route	N/A		Route < 36" wide	21.9”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
26	Route to Counseling Office in Activities Room 1	1		Interior Access Route	N/A		Route < 36" wide	23.6”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
27	Outreach Office (in Pool and Computer Room)	1		Interior Access Route			Route < 36" wide	31”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
28	Small Conference Room	1		Interior Access Route	N/A		Route < 36" wide	26.7”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
29	Office 3 Route to Egress Door on Southeast Corner	1		Interior Access Route	N/A		Route < 36" wide	24.5”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	

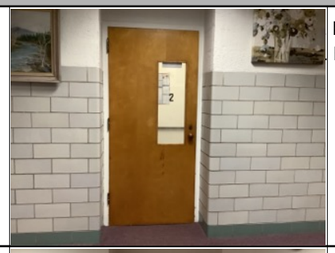
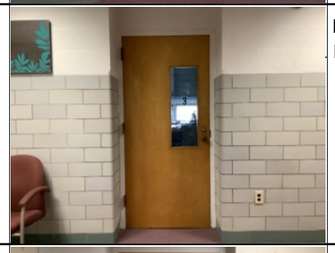
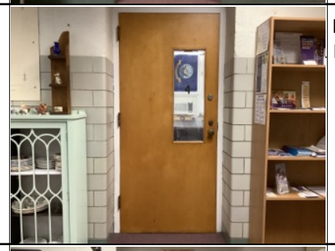
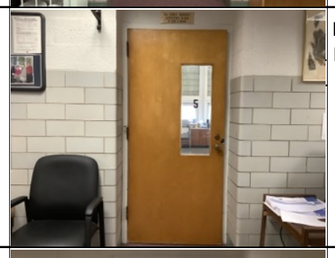
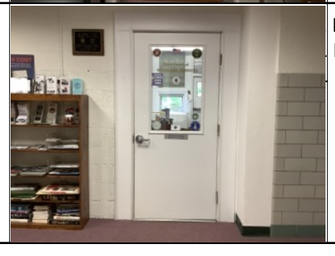
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
30	Function Room 1 and 2	1		Interior Access Route	N/A		Obstructed by protruding objects	-	Relocate the television so that it is higher than 80" above the finished floor or protrudes less than 4" from the wall.	1	
	Doors, Doorways, & Gates										
31	Office 1 in Northeast Corner	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Relocate boxes and furniture to provide door maneuvering clearance.	1	
32	Small Conference Room	1		Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided	-	Relocate trash bin.	1	
33	Office 3 on Southeast Corner	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Relocate file folders on the door that interfere with maneuvering clearance. Ensure that other file folders mounted in the corridor do not protrude further than 4" into the circulation path.	1	
34	Mary Sweeney Activity Room	1	5	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 6”	14”	Install an automatic door opener.	1	

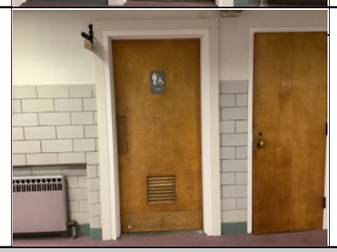
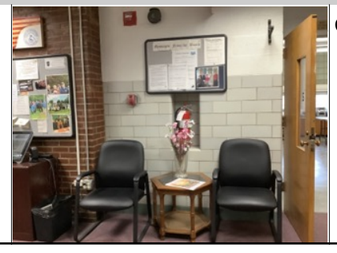
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
35	Office 1 in Northeast Corner	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
36	Office 2 on East	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
37	Activities Room 1 East Door	1		Doors, Doorways, & Gates	Classroom		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
38	Activities Room 1 Door 1	1		Doors, Doorways, & Gates	Classroom		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
39	Activities Room 1 Door 2	1		Doors, Doorways, & Gates	Classroom		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
40	Counseling Office in Activities Room 1	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
41	Mobility Storage Door 3	1	3	Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
42	Door 4 to Pool and Computer Room	1	4	Doors, Doorways, & Gates	Classroom		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
43	Outreach Office (in Pool and Computer Room)	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
44	Department of Veteran's Services Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

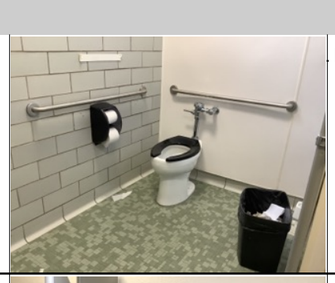
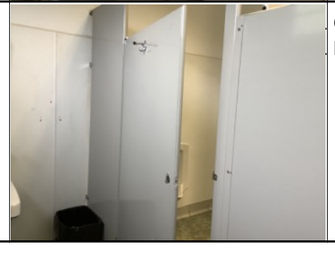
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
45	Office 3 on Southeast Corner	1		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
46	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		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	
47	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		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	
	Signage										
48	Function Room 1	1		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	
49	Activities Room 1 Door 1	1	1	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	

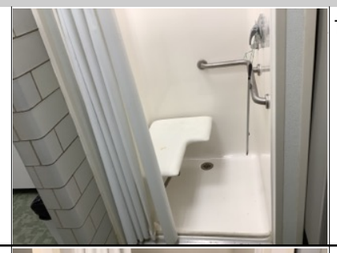
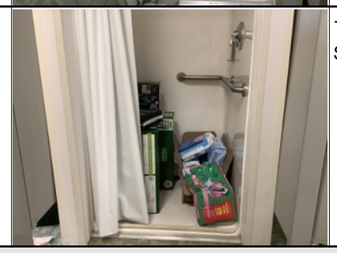
Department of Elder Affairs and Community Center

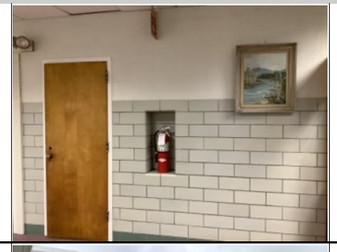
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
50	Activities Room 1 Door 2	1	2	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	
51	Mobility Storage Door 3	1	3	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	
52	Door 4 to Pool and Computer Room	1	4	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	-	Provide text with raised characters duplicated in braille on sign.	1	
53	Mary Sweeney Activity Room	1	5	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Provide braille on the sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
54	Department of Veteran's Services	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
55	Women's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
56	Men's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
	Service Counter										
57	Reception	1		Service Counter	N/A		Counter > 36" high	42.1"	Provide a counter that is 36" max. above the ground or finished floor.	1	
58	Resale Shop	1		Service Counter	N/A		Counter > 36" high	40"	Provide a counter that is 36" max. above the ground or finished floor.	1	
	Operable Parts										
59	By Mary Sweeney Activity Room	1		Operable Parts	Equipment		Clear floor space is not provided	-	Relocate furniture to provide clear floor space at the fire extinguisher.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
60	Men’s and Women's Toilet Rooms	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	64.6"	Relocate hooks by the shower no higher than 48" above the finished floor.	2	
61	Resale Shop by Activities Room	1		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	55.5”	Ensure that staff can assist patrons reaching for merchandise that is located higher than 48" above the finished floor.	1	
62	Information Center	1		Operable Parts			Side reach > 54"	58.3”	Relocate items so that one of each item is located between 15" - 48" above the finished floor.	1	
63	Resale Shop	1		Operable Parts	Clothes Rod/Hooks		Side reach > 54"	74.6”	Ensure that staff can assist patrons reaching for merchandise that is located higher than 48" above the finished floor.	1	
Dining or Work Surfaces											
64	Pool and Computer Room	1	4	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Knee or toe clearance not provided	- 24.6"	Ensure that at least one work surface is accessible. Provide at least one work surface with 27" min. knee and toe clearance.	1	
Toilet & Bathing Rooms											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Lavatory										
65	Men’s Toilet Room	1		Lavatory	N/A		Clear floor space not provided at lavatory Plumbing underneath is exposed	- -	Provide at least one lavatory with a 30" min. by 48" min. clear floor space positioned for a forward approach. Relocate the trash bin. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
66	Women’s Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
	Toilet Compartment										
67	Women’s Toilet Room	1		Toilet Compartment	Accessible Compartment		Flush control not on open side	-	Provide the flush control on the open side of the toilet (transfer side).	1	
68	Women’s Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48" (2010 ADA) Door pull not provided	66.4” -	Locate the 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.	1	
69	Men’s Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48" (2010 ADA) Door pull not provided	64.6” 2	Locate the 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.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
70	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door pull not provided	-	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.	1	
	Dispensers										
71	Women's Toilet Room	1		Dispensers	Paper Towel Dispenser		Clear floor space not provided at accessory	-	Provide a 30" min. by 48" min. clear floor space at the paper towel dispenser. Relocate the fan.	1	
72	Women's Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	-	Relocate dispenser out of the circulation path.	1	
	Shower Compartment										
73	Men's Toilet Room	1		Shower Compartment	Transfer Type		Transfer type shower threshold > 1/2"	2"	Ensure the threshold is 1/2" high max.	1	
74	Women's Toilet Room	1		Shower Compartment	Transfer Type		Transfer type shower threshold > 1/2" Shower not maintained in operable working condition	2"	Ensure the threshold is 1/2" high max. Ensure that the shower is kept clear of stored items.	1	
	Additional Access										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Sink											
75	Mary Sweeney Activity Room	1	5	Sink	Classroom		Clear floor space not provided at sink Toe and knee clearances not provided Dispenser not within reach range	- - 51.9"	Provide a 30" by 48" clear floor space positioned for a forward approach. Ensure there is a 27" min. knee clearance positioned for a forward approach to the sink. Relocate paper towel dispenser 48" max. above the finished floor or ground. Ensure that it does not act as a protruding object in the circulation path.	1	
76	Function Room 2	1		Sink	Kitchenette		Toe and knee clearances not provided	-	Relocate trash bin to ensure there is a 27" min. knee clearance positioned for a forward approach at the sink.	1	
Overall Review											
77	Corridor	1							This s a good example of a recessed fire extinguisher that should be replicated in other locations.	1	
78	Main Entrance	Ext.							This is a good example of a bench that has clear floor space alongside it for a wheelchair user to sit shoulder to shoulder with a person seated on the bench.	1	
Best Practice											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
79	Office 2 on East	1						-	Recommend providing designation signage with raised characters and braille at permanent rooms and spaces where signage is not provided.	1	
80	Function Room 1 and 2	1							Recommend finishing the floor so that there is a matte, non-glare finish.	1	
81	Function Room 1 and 2	1						-	Recommend providing an adjustable height podium with toe and knee clearance.	1	
82	Gazebo	Ext.							Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the gazebo in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	
83	Northwest Egress Door	Ext.						12"	Recommend providing a handrail along the edge to guard against the 12" drop.	1	

Dog Pound

Town of Braintree

ADA Transition Plan

June 2022

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

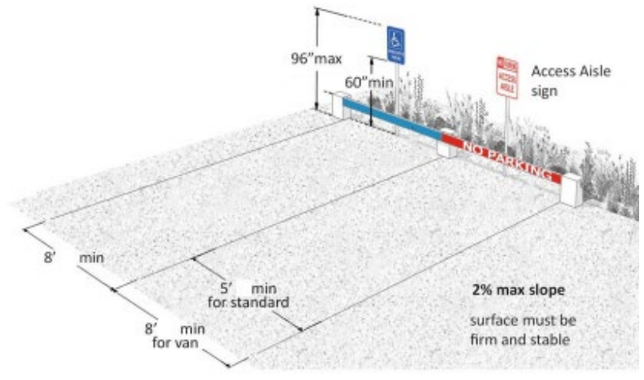
The dog pound is a one-story building located at 247 Union Street. The facility is a holding place for stray dogs. The public is allowed only into the lobby area and the staff retrieves dogs from the kennels. No volunteers work in the building.

There is an unpaved and unstriped parking lot by the main entrance that has room for approximately eight (8) cars.

Key Accessibility Issues

Parking Lot
Accessibility issues include lack of a van accessible parking space. In an unpaved parking lot, IHCD recommends marking a van accessible space and access aisle in a manner substantially similar to what is illustrated in Figure 1.

Figure 1 shows one way to use posts, a painted wood rail and signs to designate a van accessible parking space and access aise in an unpaved parking lot:



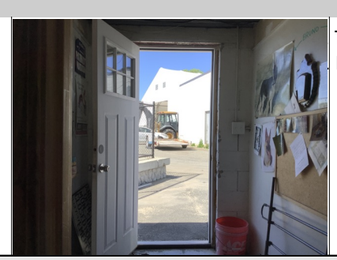
Exterior Routes
Accessibility issues include a route to the main entrance with a cross slope that is greater than 1:50 (2.00%).

Entrance
Accessibility issues with the main entrance includes a threshold that is higher than allowed, lack of level maneuvering clearance at the door, and noncompliant door hardware.

Signage
Accessibility issues include lack of signage with raised characters and braille at the exit door, and lack of an illuminated sign with the International Symbol of Accessibility (ISA) at the accessible exit door.

Note: After the excessive threshold is addressed and the door hardware is replaced with accessible hardware that does not require tight grasping, pinching, or twisting of the wrist, an illuminated sign with the International Symbol of Accessibility (ISA) should be provided at the main exit.

Service Counter
Accessibility issues include a service counter in the lobby that is higher than the maximum height allowed.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Route to Main Entrance, Egress Door	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	4.4%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
Off-Street Parking Lot or Garage											
2	By Main Entrance, Egress Door	Ext,		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated van accessible spaces Sign does not have the designation "Van Accessible"	8 est. 0 -	Provide one van accessible space. Add the designation "Van Accessible" to the sign located at the van accessible space. See Figure 1 in the narrative report showing a recommendation for marking an accessible parking space in an unpaved parking lot.	1	
Entrance											
3	Main Entrance, Egress Door	Ext.		Entrance	Main Entrance		Maneuvering clearance at door > 1:50 (2.00%) Threshold > 1/2" high Hardware not operable with a closed fist	4.5% 2” -	Alter so that the slope in all directions is no greater than 1:50 (2.00%) Alter threshold to be 1/2" high max. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
Emergency Exit											
4	Main Entrance, Egress Door	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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. After the excessive threshold is addressed and the hardware is replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
Access to Goods and Services											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Service Counter										
5	Lobby	1		Service Counter	N/A		Counter > 36" high	37.5”	Provide a counter that is 36" max. above the ground or finished floor.	1	

Braintree DPW Harbormaster/Yacht Club Clubhouse and Offices

Town of Braintree

ADA Transition Plan

August 2022

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: 1942 Year Renovated: 2012

Braintree DPW Harbormaster/Yacht Club, located at 9 Gordon Road, has three (3) levels. The building has an accessible entrance on the north side connecting to Goodwin Hall, an inaccessible stepped entrance on the east side and two (2) inaccessible entrances on the south side. Interior vertical access is provided by an elevator and a stair.

The second floor has the main entrance, Goodwin Hall, a kitchenette, and a kitchen. The first floor contains a galley kitchen, a member's lounge with book club area, one (1) men's, and one (1) women's toilet room, and an office. The women's toilet room also contains a shower. The ground floor has private boat storage.

Note: The galley kitchen is not open to the public and was not surveyed.

There is a parking lot on the north side of the Yacht Club with one (1) van accessible parking space.

Key Accessibility Issues

Parking Lot
Accessibility issues include one (1) van accessible parking space that lacks at least 96" width. The van accessible parking space and adjacent access aisle have a running and cross slope that is greater than is allowed. Additionally, the sign at the van accessible space is located lower than allowed.

Stairs
Accessibility issues at exterior stairs include handrails that are located higher than allowed and handrails that lack a compliant cross section. Additionally, compliant handrail extensions are not provided at the top and bottom of the staircase.

Accessibility issues at interior stairs include handrails that lack extensions, handrails that are not continuous, and handrails that are mounted higher than allowed.

Signage
Accessibility issues include lack of signage with the International Symbol of Accessibility (ISA) at the accessible entrance, lack of directional signage at inaccessible entrances directing visitors to the nearest accessible entrance, lack of illuminated signs with the International Symbol of Accessibility (ISA) at the accessible exit door, lack of directional signs at inaccessible exits directing visitors to the nearest accessible exit and a lack of signage with raised characters and braille at all exit doors. Additional accessibility issues include designation signs that lack raised characters and braille and are not located on the latch side of the door.

Doors
Accessibility issues with doors include doors that lack 32" min. clear width, doors that lack maneuvering clearance, and doors with hardware that is not operable with one hand or that requires tight grasping, pinching, or twisting of the wrist.

Service Counter
The service counter at the galley kitchen is located higher than allowed.

Assistive Listening System (ALS)
Accessibility issues include lack of an assistive listening system in Goodwin Hall.

Note: In each assembly area where audible communication is integral to the use of the space, an assistive listening system shall be provided, and the assistive listening system shall be identified by a sign with the International Symbol of Access for Hearing Loss.

Toilet and Shower Rooms
Accessibility issues with the men's and women's toilet rooms include lack of pipes that are protected against contact at one

lavatory in each toilet room, lack of clear floor space at lavatories, dispensers located higher than allowed, toilet flush controls that are not on the open (transfer) side, coat hooks that are located higher than allowed, and a urinal that is located higher than allowed. In addition, two paper towel dispensers act as protruding objects.

Accessibility issues with the shower compartment in the women's toilet room includes a shower with a noncompliant size, lack of grab bars, lack of a seat, a threshold that is higher than allowed and hooks and controls that are higher than allowed. Additionally, the route to the shower compartment in the women's toilet and shower room is narrower than allowed.

Operable Parts

Accessibility issues include operable parts that are not located on an accessible route, lack clear floor space at operable parts, operable parts that are located higher than allowed, or operable parts that have hardware that cannot be operable with one hand or that requires tight grasping, pinching, or twisting of the wrist.

Kitchenette

Accessibility issues at the kitchenette in Goodwin Hall include lack of knee and toe clearance at the sink and plumbing that is not insulated to protect against contact.

Additional Accessibility Issues

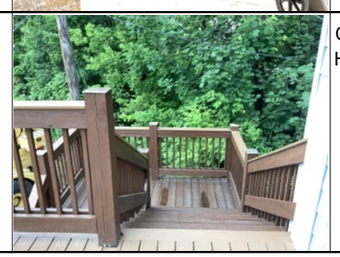
- A mat is not secured by the main entrance vestibule.
- The route in Goodwin Hall is narrower than allowed due to furniture placement.
- The counter outside of the galley kitchen acts as a protruding object.
- Lack of knee and toe clearance at one work surface by the office.

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.

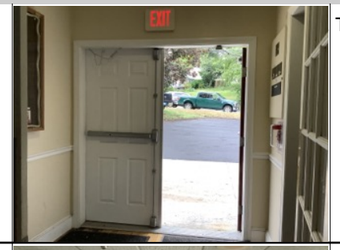
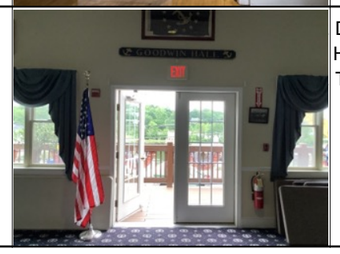
- Recommend providing contrasting color strips on the nosings of all stair treads throughout the building.

DPW Harbormaster/Yacht Club Clubhouse and Offices

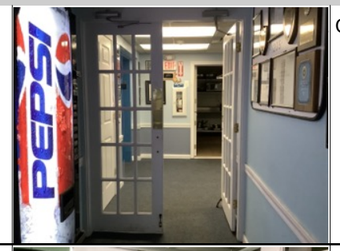
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Off-Street Parking Lot or Garage											
1	Parking by Main Entrance	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated van accessible spaces Van space < 132" or <96" wide Running slope at space > 1:50 (2.00%) Running slope at access aisle > 1:50 (2.00%) Sign bottom < 60" above finished grade	11 1 95” 4.4% 3.2% 50”	Provide one (1) van accessible space that is at least 96" wide. Ensure that the running and cross slopes at the parking space and access aisle are no steeper than 1:50 (2.00%). Locate sign with the bottom of the sign no lower than 60" above the ground.	1	
Exterior Stair											
2	Patio Stairs to 1st Floor	Ext.		Exterior Stair	N/A		Handrail height < 34" or > 38" Cross section of handrail is not compliant	42.9" -	Alter so the handrails are 34"- 38" high above the finished floor or ground. Provide handrails with 1 1/4" - 2" circular cross sections.	1	
3	Patio Stairs to Ground	Ext.		Exterior Stair	N/A		Handrail height < 34" or > 38" Cross section of handrail is not compliant	42.9" -	Alter so the handrails are 34"- 38" high above the finished floor or ground. Provide handrails with 1 1/4" - 2" circular cross sections.	1	
4	Patio Stairs Ground	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Cross section of handrail is not compliant	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Provide handrails with 1 1/4" - 2" circular cross sections.	1	
5	Patio Stairs to Ground Level	2		Exterior Stair	N/A		Cross section of handrail is not compliant Handrail is not continuous where required	- -	Provide handrails with 1 1/4" - 2" circular cross sections. Provide continuous handrails.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Entrance										
6	Route to South Entrances on the Second Floor	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	- -	Provide a directional sign indicating the location of the nearest accessible entrance. Note: Where a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.	3	
7	East Entrance	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided Hardware not operable with a closed fist	- -	Provide a directional sign indicating the location of the nearest accessible entrance. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
8	Main Entrance	2		Entrance	Main Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	
	Emergency Exit										
9	Member's Lounge, South Egress Door	Ext.		Emergency Exit	N/A		Hardware not operable with a closed fist	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
10	Goodwin Hall, South Egress Door	2		Emergency Exit	N/A		Hardware not operable with a closed fist Threshold > 3/4" high	- 1.5”	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Alter the threshold to be 3/4" high max.	1	
	Access to Goods and Services										

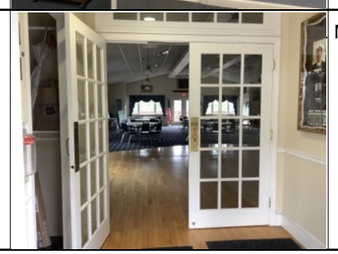
DPW Harbormaster/Yacht Club Clubhouse and Offices

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Means of Egress										
11	Main Entrance, North Egress	2		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	
12	East Egress Door	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
13	Member's Lounge, South Egress Door	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
14	Main Entrance, Vestibule	2		Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
15	Goodwin Hall, South Egress Door	2		Means of Egress	N/A		Directional sign to accessible emergency exit not provided Hardware not operable with a closed fist 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. Provide a directional sign indicating the location of the nearest accessible emergency exit. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

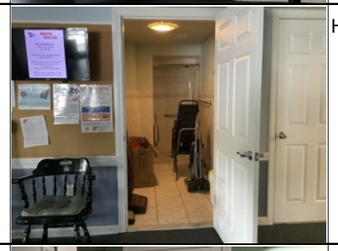
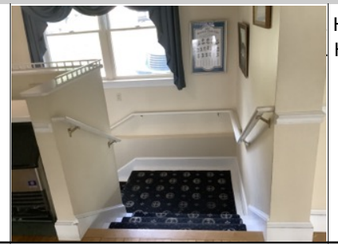
DPW Harbormaster/Yacht Club Clubhouse and Offices

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Interior Access Route										
16	Goodwin Hall	2		Interior Access Route	N/A		Route < 36" wide	26.9”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
17	Women’s Toilet Room Shower Compartment	1		Interior Access Route	N/A		Route < 36" wide	33"	Remodel to ensure that there is a clear width of 36" min. is maintained at the accessible route to the shower compartment.	1	
18	Galley Kitchen	1		Interior Access Route	N/A		Obstructed by protruding objects Vertical clearance < 80" above finished floor	8" 41.7"	Provide a cane-detectable barrier under the counter.	1	
	Doors, Doorways, & Gates										
19	To Member’s Lounge	1		Doors, Doorways, & Gates	Circulation		Clear width at door < 32"	26"	Ensure both doors remain open during operating hours so that there is 32" min. clear width.	1	
20	Women’s Toilet Room to Shower and Toilet Compartment	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	23.5"	Widen the door so that there is 32" min. clear width. Consider removing the partition.	1	

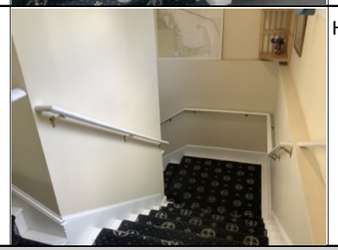
DPW Harbormaster/Yacht Club Clubhouse and Offices

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
21	Mop Room	1		Doors, Doorways, & Gates	Other		Clear width at door < 32" Hardware not operable with a closed fist	27.7” -	Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
22	Women’s Toilet Room	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Relocate the trash bin.	1	
23	Galley Kitchen	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Remove the obstruction. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
24	Women’s Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	7” -	Relocate the plaque to ensure 18" maneuvering clearance. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
25	Main Entrance, Vestibule	2		Doors, Doorways, & Gates	Circulation		Mat not securely attached	-	Secure the mat.	1	

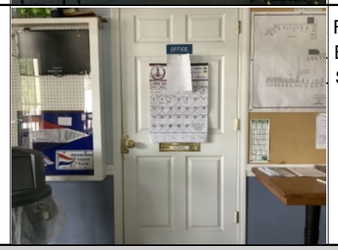
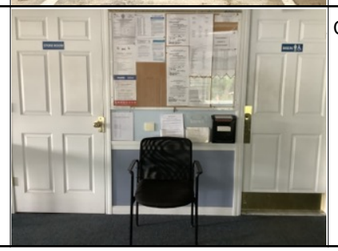
DPW Harbormaster/Yacht Club Clubhouse and Offices

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
27	Shower Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
28	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
29	Galley Kitchen	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	Stairways										
30	Staircase 1	2		Stairways	Egress		Handrail height < 34" or > 38" Handrails do not extend 12" from stairs	40" -	Alter so the handrails are 34"- 38" high above the floor. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Recommend providing contrast strip on stair treads.	1	

DPW Harbormaster/Yacht Club Clubhouse and Offices

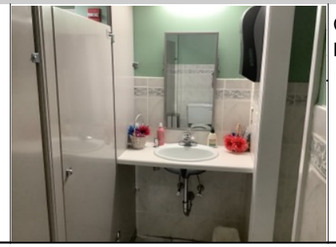
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
31	Staircase 1	1		Stairways	Egress		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
32	Staircase 1	2		Stairways	Egress		Handrails not continuous where required	-	Provide continuous handrails.	1	
	Signage										
33	Women’s Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
34	Mop Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
35	Shower Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

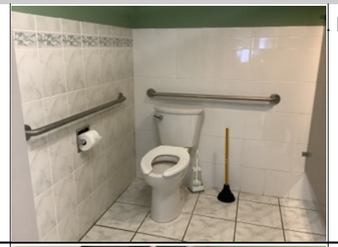
DPW Harbormaster/Yacht Club Clubhouse and Offices

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Men's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
37	Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
	Service Counter										
38	Galley Kitchen	1		Service Counter	N/A		Counter > 36" high	41.7"	Provide a counter that is 36" max. above the ground or finished floor.	1	
	Operable Parts										
39	Parking by Main Entrance	Ext.		Operable Parts	Fire Alarm		Element not on an accessible route	- -	Ensure fire alarm is located on an accessible route.	1	
40	By Men's Toilet Room	1		Operable Parts	Flyers		Clear floor space is not provided	-	Relocate chair to not obstruct information board.	1	

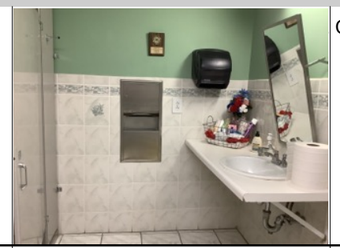
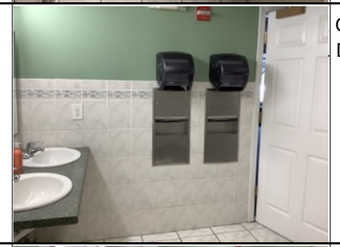
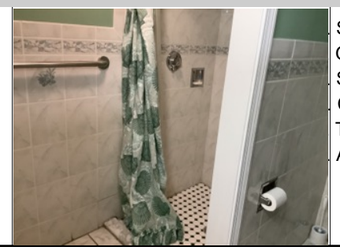
DPW Harbormaster/Yacht Club Clubhouse and Offices

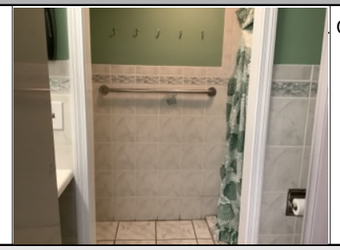
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
41	First Aid Kit by Women's Toilet Room	1		Operable Parts	First Aid Kit		Clear floor space is not provided Reach < 15" or > 48"(forward/side approach)	- 64.4"	Relocate the popcorn machine to provide a 30" min. by 48" min. clear floor space at the first aid kit. Relocate first aid kit so that controls are between 15"- 48" above the finished floor.	1	
42	Member's Lounge by East Egress Door	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	72.6"	Relocate coat rack so that controls are between 15"- 48" above the finished floor.	1	
43	Member's Lounge Sign Up Sheet	1		Operable Parts	Sign-Up Sheet		Reach < 15" or > 48"(forward/side approach)	59.2"	Relocate the sign-up sheet to be 15"- 48" above the finished floor.	1	
44	Member's Lounge Book Club Sign Up Sheet	1		Operable Parts	Other		Side reach > 54"	58.6"	Relocate the sign-up sheet to be 15"- 48" above the finished floor.	1	
45	By Galley Kitchen	1		Operable Parts	Equipment		Not operable with a closed fist	-	Provide hardware at the fire extinguisher that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist at the fire extinguisher.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Dining or Work Surfaces										
46	By Office	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	26.4"	Provide at least one dining or work surface with 27" min. knee and toe clearance.	1	
	Assembly Area										
47	Goodwin Hall	2		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. Note: Where a sound system, microphone and/or speaker are integral to the use of the space, an assistive listening system (ALS) must be provided. If an assistive listening system is present, a sign indicating its availability is required.	1	
	Kitchens and Kitchenettes										
48	Goodwin Hall Kitchenette	2		Kitchens and Kitchenettes	Other		Knee/toe clearance not provided at sink Plumbing underneath is exposed	- -	Provide a sink with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact.	1	
	Toilet & Bathing Rooms										
	Lavatory										
49	Women's Toilet Room Shower and Toilet Compartment	1		Lavatory	N/A		Clear floor space not provided at lavatory Plumbing underneath is exposed Dispensers not within reach range	- - 58"	Provide at least one lavatory with a 30" min. by 48" min. clear floor space positioned for a forward approach. Relocate trash bin. Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower the paper towel dispenser to 48" max. above the finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
50	Women’s Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at the lavatory.	1	
51	Men’s Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
	Toilet Compartment										
52	Men’s Toilet Room	1		Toilet Compartment	Accessible Compartment		Flush control not on open side	- -	Provide the flush control on the open side of the toilet (transfer side).	1	
53	Women’s Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48" (2010 ADA)	63”	Locate the coat hook no higher than 48" above the finished floor.	1	
54	Men’s Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48" (2010 ADA)	61.6”	Locate the coat hook no higher than 48" above the finished floor.	1	

DPW Harbormaster/Yacht Club Clubhouse and Offices

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Urinal										
55	Men’s Toilet Room	1		Urinal	N/A		Rim > 17" high	21.3”	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	
	Dispensers										
56	Women’s Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 48" high	58”	Relocate the paper towel dispenser so the operable part is 48" max. above the finished floor.	1	
57	Men’s Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 48" high Dispenser acts as a protruding object	59” 9"	Relocate one paper towel dispenser so the operable part is 48" max. above the finished floor. Relocate both paper towel dispensers out of the circulation path.	1	
58	Women’s Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	10.3”	Relocate dispenser out of the circulation path.	1	
	Shower Compartment										
59	Women’s Toilet Room Shower Compartment	1		Shower Compartment	Transfer Type		Size of shower compartment not compliant Grab bars not provided Seat not provided (transfer compartment) Control height < 38" or > 48" Transfer type shower threshold > 1/2" Accessible shower not provided	40.9" deep - - 48.6" 2" -	Provide at least one accessible shower. Provide a transfer shower that is 36" by 36". Provide compliant grab bars. Provide a padded folding seat. Relocate controls at 48" max. above the finished floor. Ensure the threshold is 1/2" high max.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
60	Women's Toilet Room Shower Compartment	1		Shower Compartment	Roll-In Type		Coat hook > 48" (2010 ADA)	66"	Locate the coat hook no higher than 48" above the finished floor.	1	
Best Practice											
61	Patio Stairs to 1st Floor	Ext.						-	Recommend providing contrasting strips on all stair treads throughout the building.	1	

DPW Braintree Community Youth Center

Town of Braintree

ADA Transition Plan

August 2022

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

The DPW Braintree Community Youth Center is a two-story building located at 74 Pond Street. Parking spaces are available on the north, south and east sides of the building and accessible parking spaces are located on the north side of the building by the main entrance. The main entrance on the north side can be accessed via a sloped walkway or set of stairs.

The building has a lower ground floor outer lobby with a ramp to the first floor. The first floor contains an inner lobby, an auditorium with a stage, the Parks and Recreation Department office, a classroom for the Launch Program, and men's and women's multi-user toilet rooms. The auditorium is used by a special education program and religious groups. The second floor is not accessed by the public and was not part of the survey. The levels are connected via an elevator, ramps and two sets of stairs.

Key Accessibility Issues

Exterior Routes
Accessibility issues include one exterior route that has a change in level greater than allowed and the sloped walkway to the entrance that is not maintained in operable working condition.

Parking Lot
Based on the overall parking count of 96 spaces, one (1) van accessible parking space and three (3) car accessible parking spaces are required. These spaces are provided, however there are running and cross slopes greater than allowed at access aisles and accessible parking spaces.

Stairs
Accessibility issues with exterior stairs to the main entrance include handrails that lack a compliant cross section and handrails that lack an extension at the bottom. Accessibility issues with interior stairs include stairs by the stage that lack handrails on each side and stairs with handrails that do not extend 12 inches from the top or bottom of the stair.

Elevator
Accessibility issues include lack of hoistway signs on both door jambs on the ground floor, lack of a tactile star on both sides of the door jamb at the main entry floor, and lack of raised characters and braille designations placed on the control buttons for the cabin controls.

Assembly Area
Accessibility issues with the auditorium include lack of an accessible route to the stage and lack of an assistive listening system (ALS).

Note: In each assembly area where audible communication is integral to the use of the space, an assistive listening system shall be provided, and the assistive listening system shall be identified by a sign with the International Symbol of Access for Hearing Loss.

Doors
Accessibility issues with doors include doors that lack maneuvering clearance, and one door that has noncompliant hardware.

Signage
Accessibility issues include lack of signage with raised characters and braille at all exit doors, lack of directional signage at inaccessible exits directing people to the nearest accessible exit, and lack of an illuminated sign with the International Symbol of Accessibility (ISA) at the accessible exit door. Additionally, designation signs lack raised characters and braille in three (3) locations, the designation signage for the men's and women's toilet rooms is not located on the latch side of the door, and directional and informational signage has a surface that results in glare.

Service Counter
Accessibility issues include one service counter that is higher than allowed in the auditorium.

Toilet Rooms

Accessibility issues with the toilet rooms include lack of clear floor space at one lavatory due to the placement of a trash container, lack of pipes that are insulated to protect against contact at the lavatories, an accessible toilet compartment flush control that is not located on the open (transfer) side of the toilet in the women's toilet room, accessible compartment doors that have malfunctioning self-closing hinges and lack of accessible door pulls in the both the men's and women's toilet rooms and a urinal that is mounted higher than allowed in the men's toilet room.

Additional Accessibility Issues

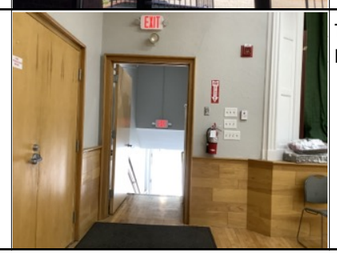
- The mat at the main entrance is not securely attached.
- Knee and toe clearance is not provided at tables in the Launch Program classroom and the auditorium.
- Operable parts are higher than allowed in two (2) locations.

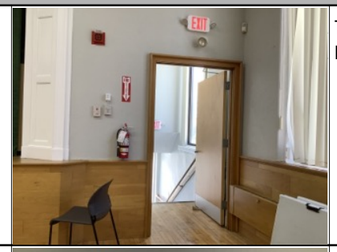
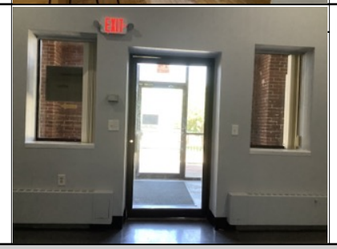
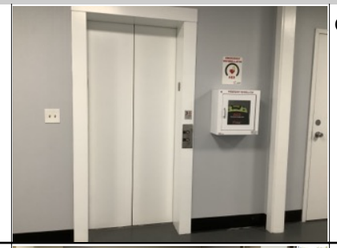
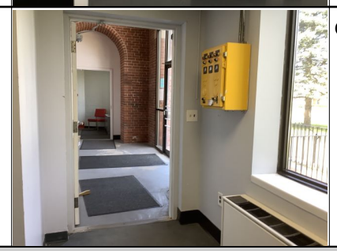
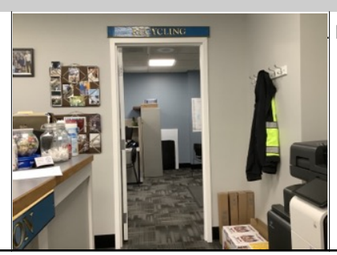
Best Practice and Inclusive Design

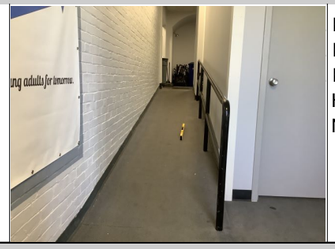
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

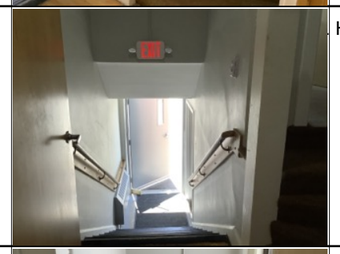
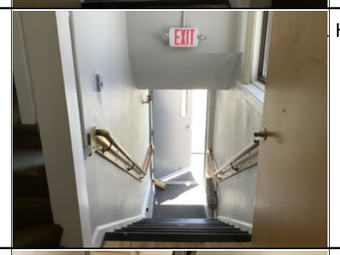
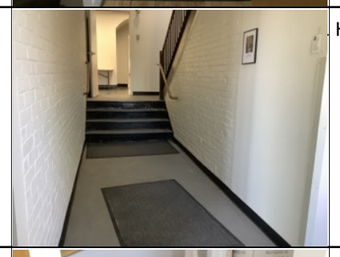
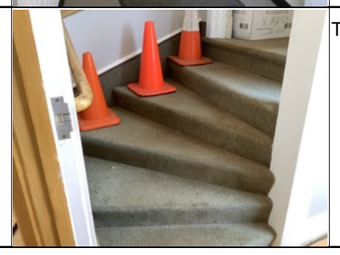
- Recommend providing designation signs with raised characters and braille at all permanent rooms and spaces where signage is not provided.

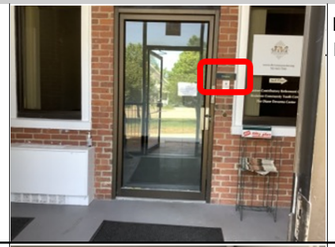
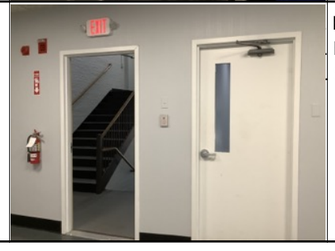
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Sloped Walkway to Main Entrance, Egress Door 1	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	.5”	Alter change in level to be 1/4" high max.	1	
2	Sloped Walkway to the Main Entrance, Egress Door 1	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. Repair the surface.	1	
Off-Street Parking Lot or Garage											
3	Van Accessible Parking Spaces	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at access aisle > 1:50 (2.00%)	96 3 1 3.2%	One van accessible and three (3) car accessible parking spaces are provided. Reduce the running or cross slope at all access aisles and spaces to be no steeper than 1:50 (2.00%).	1	
Exterior Stair											
4	Stair to Main Entrance, Egress Door 1	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Cross section of handrail is not compliant	- -	Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Provide handrails with 1 1/4" - 2" circular cross sections.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Entrance										
5	Main Entrance, Egress Door 1	Ext.		Entrance	Main Entrance		Mat not securely attached	-	Secure the mat.	1	
	Access to Goods and Services										
	Means of Egress										
6	Southwest Egress Door	Ext.		Means of Egress	N/A		Tactile exit sign not provided	-	On the inside of the door, 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	
7	Southeast Egress Door	Ext.		Means of Egress	N/A		Tactile exit sign not provided	-	On the inside of the door, 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	
8	Main Entrance, Egress Door 1	G		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	
9	Southeast Egress Door by Stage	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

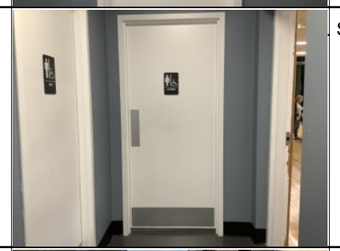
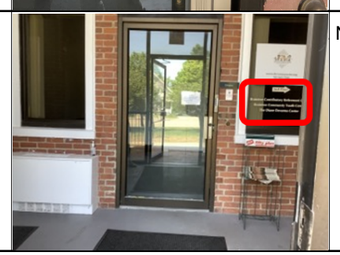
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
10	Southwest Egress by Stage	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
11	Inner Lobby to Outer Lobby	G		Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	- -	Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
	Interior Access Route										
12	Elevator	1		Interior Access Route	N/A		Obstructed by protruding objects	7”	Relocate the defibrillator out of the circulation path.	1	
13	Ramp to Outer Lobby	G		Interior Access Route	N/A		Obstructed by protruding objects	8”	Relocate the yellow box out of the circulation path.	1	
	Doors, Doorways, & Gates										
14	Recycling Department	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Remove stored items so that there is 12" min. on the latch side of the door.	1	

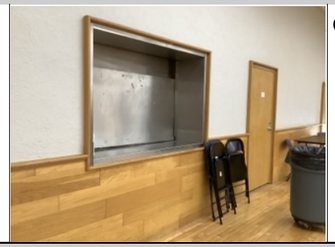
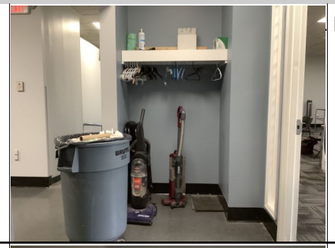
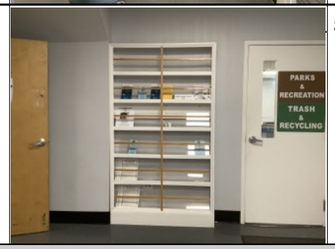
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
15	Parks and Recreation/ Trash and Recycling	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Surface not stable, firm, and slip-resistant at entrance	13” -	Relocate shelves so that there is 18" min. on the latch side of the door.	1	
16	Outer Lobby to Ramp to 1st Floor	G		Doors, Doorways, & Gates	Circulation		Maneuvering clearance not provided at recess > 6”	11”	Install an automatic door opener or ensure that door is held open during business hours.	1	
17	Outer Lobby to Staircase 1	G		Doors, Doorways, & Gates	Circulation		Mat not securely attached Hardware not operable with a closed fist	- -	Secure the mat. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	Ramps										
18	Ramp to First Floor From Outer Lobby	G		Ramps	Interior		Ramp < 48" wide Running slope >1:12 (8.33%) Handrails not provided at both sides if rise is > 6" Handrails do not extend 12" past top & bottom No lower handrail 18"-20" high provided	37” 12.6% - - 16.3”	Repair to this ramp might be technically infeasible. There is an accessible route via the elevator from Level G to 1.	1	
	Stairways										
19	Inner Lobby to Parks and First Floor Corridor	G		Stairways	Other		Handrail not provided on both sides Handrails do not extend 12" from stairs	- -	Provide handrail on each side. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	

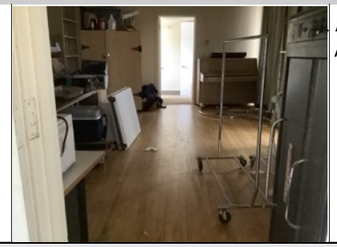
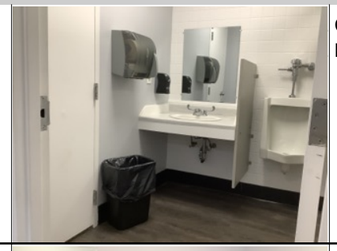
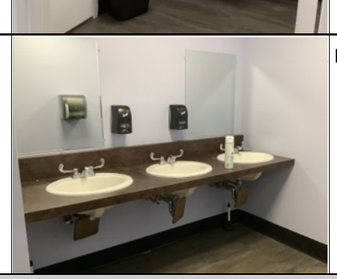
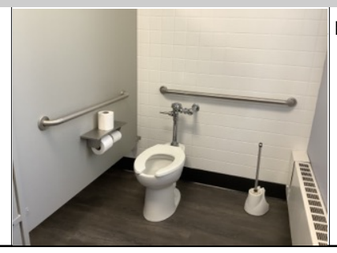
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
20	Southeast Stairs to Stage	1		Stairways	Other		Handrail not provided on both sides Treads < 11" deep	-	Provide a handrail on each side. Repair to this stairway's treads might be technically infeasible.	1	
21	Southeast Egress Stair by Stage	1		Stairways	Egress		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. (Note: The handrail on the top right may not be able to be extended).	1	
22	Southwest Egress From Stage	1		Stairways	Egress		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. (Note: The handrail on the top left may not be able to be extended).	1	
23	Staircase 1 From Outer Lobby to Parks and Recreation Department	G		Stairways	Egress		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
24	Southwest Stairs to Stage	1		Stairways	Other		Treads < 11" deep	-	Repair to this stairway might be technically infeasible.	1	

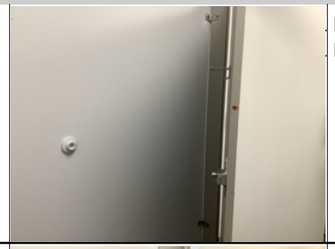
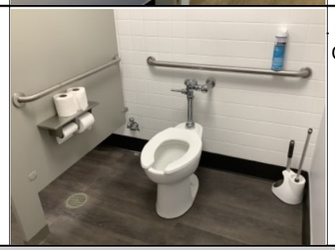
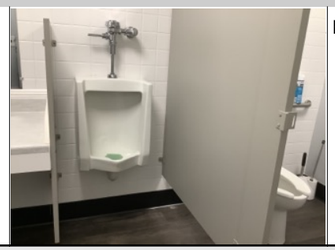
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Elevator										
25	Elevator	G		Elevator	Interior		Hoistway signs not on both jambs Tactile stars not provided at main entry level Raised characters/braille not provided on cabin controls	- - -	Provide hoistway signs on both sides of jambs on the ground floor. Provide a tactile star on both sides of jambs at main entry floor. Ensure that raised character and braille designations are placed immediately to the left of the control button to which the designations apply.	1	
	Signage										
26	Outer Lobby to Inner Lobby Egress	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	
27	Parks and Recreation/ Trash and Recycling	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
28	Recycling Department	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door Non-glare finish and contrast not provided on sign	- - - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side. Install a sign with a non-glare finish.	1	
29	Staircase 1 by Parks and Recreation Department to Outer Lobby	1		Signage	Egress		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

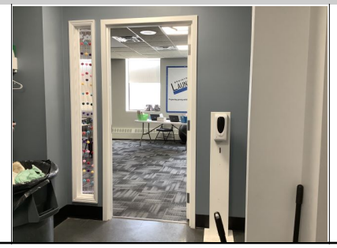
DPW Braintree Community Youth Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
30	Outer Lobby to Staircase 1	G		Signage	Directional		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
31	Men's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
32	Women's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
33	Outer Lobby to Inner Lobby Egress	G		Signage	Informational		Non-glare finish and contrast not provided on sign		Install a sign with a non-glare finish.	1	
34	Outer Lobby to Inner Lobby Egress	G		Signage	Directional		Non-glare finish and contrast not provided on sign	-	Install a sign with a non-glare finish.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Service Counter										
35	Auditorium/ Gym Counter	1		Service Counter	N/A		Counter > 36" high	36.9”	Provide a counter that is 36" max. above the ground or finished floor.	1	
	Operable Parts										
36	By Marge Crispin, Launch Program Classroom	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	64”	Relocate clothes rods so they are no higher than 48" above the finished floor.	1	
37	By Parks and Recreation	1		Operable Parts	Brochures/P amphlets		Side reach > 54"	66.1”	Ensure that one of each type of pamphlet is located between 15" - 48" above the finished floor.	1	
	Dining or Work Surfaces										
38	Marge Crispin, Launch Program Classroom	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	20.7"	Provide at least one work surface with 27" min. knee and toe clearance that is 30" wide min.	1	
39	Auditorium/ Gym	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	26”	Provide at least one work surface with 27" min. knee and toe clearance.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Assembly Area										
40	Auditorium Stage	1		Assembly Area	N/A		Accessible route to stage not provided Assistive listening devices not provided	- -	Provide an accessible route to the stage. Provide an interior lift to the stage. If audible communication is integral to the use of the space, provide an assistive listening system.	1	
	Toilet & Bathing Rooms										
	Lavatory										
41	Men's Toilet Room	1		Lavatory	N/A		Clear floor space not provided at lavatory Plumbing underneath is exposed	- -	Provide at least one lavatory with a 30" min. by 48" min. clear floor space positioned for a forward approach. Clear the trash bin. Insulate or otherwise configure pipes to prevent contact at this lavatory.	1	
42	Women's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
	Single-User Toilet										
43	Women's Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side	-	Relocate the flush control to the open side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Toilet Compartment										
44	Men’s Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Door pull not provided	- - -	Repair hinge. 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.	1	
45	Women’s Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Door pull not provided	- -	Repair hinge. 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.	1	
46	Men’s Toilet Room	1		Toilet Compartment	Accessible Compartment		Flush control not on open side Centerline < or > 18" (MAAB)	- 25.6"	Provide the flush control on the open side of the toilet (transfer side). Relocate toilet so the centerline is 18" from the side wall.	1	
	Urinal										
47	Men’s Toilet Room	1		Urinal	N/A		Rim > 17" high	22.6”	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	
	Best Practice										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
48	Marge Crispin, Launch Program Classroom	1						-	Recommend providing signage with raised characters and braille on the latch side of the door to all permanent rooms that lack designation signage.	1	

Thayer Public Library

Town of Braintree

ADA Transition Plan

June 2022

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: 1999

Thayer Public Library, located at 798 Washington Street, has three (3) floors and a small entry level that can be accessed from the parking lot. The building has one (1) accessible entrance on the east side and one (1) inaccessible stepped entrance on the west side. Interior vertical access is provided by an elevator and three (3) sets of stairs.

The main level has an audiovisual area, the circulation desk, the fiction section, the new materials section, the newspapers and magazines section, the Friends Café, and women's and men's single-user toilet rooms. The lower level contains the following areas: biography, Friends Book Sale Area, computer area, reference desk, two (2) scanning areas, a teen room, women's and men's toilet rooms, a study room, and a printing and fax area. The upper level contains the children's room, a reception desk, a study area, women's, men's, and children's toilet rooms, Logan Auditorium, and two (2) conference rooms. The entry level (located between the lower level and main level) contains just an entry area and an elevator, and provides an accessible route to the parking lot.

There is a parking lot on the on the south and east sides of the library with 60 parking spaces, one (1) van accessible parking space and two (2) standard accessible parking spaces. A bike rack is located on the northeast side of the library.

Key Accessibility Issues

Exterior Routes
Accessibility issues include routes that are narrower than 36 inches, and routes with excessive running and cross slopes. Additionally, no accessible route is provided to the bike rack.

Curb Ramps
Accessibility issues include curb ramps where the transition from the curb ramp to the street is not flush, a curb ramp with a flare that are steeper than allowed, a curb ramp with an excessive running slope, and three (3) curb ramps with excessive cross slopes.

Parking Lot
Accessibility issues include a van accessible parking space that is narrower than allowed.

Signage
Accessibility issues include lack of signage with raised characters and braille at all exit doors, lack of an illuminated sign with the International Symbol of Accessibility (ISA) at the accessible exit door, and one informational sign by the main entrance that has excessive glare. Additionally, the designation sign by the study room on the lower level is located higher than allowed.

Doors
Accessibility issues with doors include doors that lack maneuvering clearance (including the children's room toilet room on the upper level and the women's toilet room on the lower level) and one door that requires an excessive amount of opening force (Stair C).

Operable Parts and Reach Range
Accessibility issues include brochures that are located higher than allowed, scanner controls that are located higher than allowed and book search station controls that are located higher than allowed. Additionally, the paper towel dispenser in the Friends Café is located out of reach range.

Dining and Work Surfaces
Accessibility issues include lack of one (1) dining surface with toe clearance in the Friends Café; lack of one (1) work surface with knee and toe clearance in the biography area, printing area, new books, newspapers and magazines section, and the reading room; and lack of one (1) work surface with toe clearance in the upper level study area. Additionally, one (1) scanner on the lower level, one (1) book search station on the lower level and one (1) book search station in the children's room on the upper level should be provided at a height that is usable by wheelchair users, and should have adequate knee and toe clearance.

Toilet Rooms

Accessibility issues in toilet rooms include lavatories with pipes that are not wrapped to prevent against contact, a toilet seat in the women's toilet room on the upper level that is located higher than allowed, and lack of a door pull on each side of the door to the accessible toilet compartment in the women's and men's multi-user toilet rooms on the upper level. Additionally, baby changing stations throughout the library lack an operable part that can be operated with one hand and not require tight grasping, pinching, or twisting of the wrist. Also, the lavatory in the children's toilet room on the upper level has a rim and a mirror that are located higher than allowed.

Additional Accessibility Issues

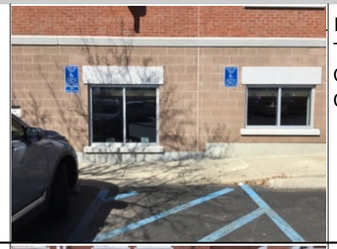
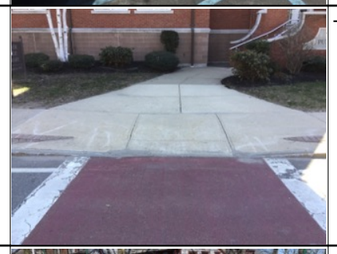
- The standing height drinking fountains in three (3) locations act as a protruding object.
- The sink in the Friends Cafe is located higher than allowed and lacks knee and toe clearance.
- The accessible route in the biography stacks of the library narrows to less than 36 inches.

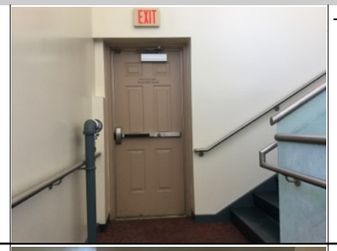
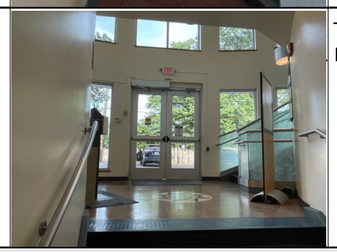
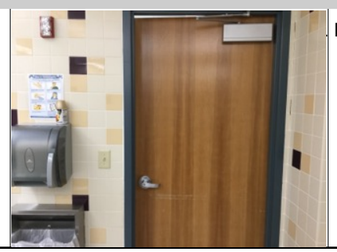
Best Practice and Inclusive Design

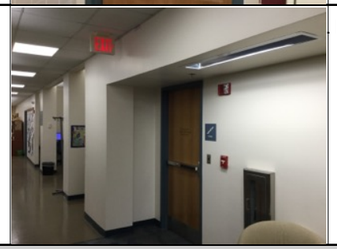
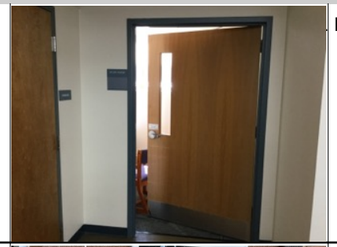
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

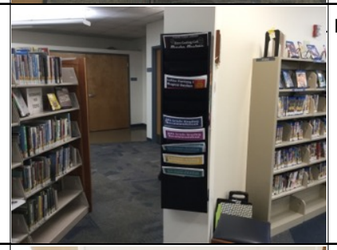
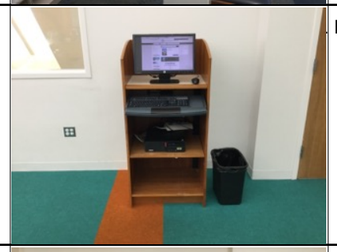
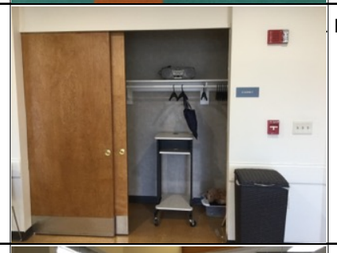
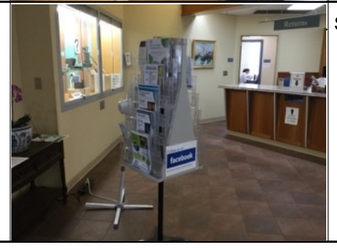
- It is very helpful to have directional signage inside the elevator cabin, however, we would recommend changing the entry level signage to say "Accessible Exit to the Parking Lot" rather than using the term "Handicapped".
- Recommend providing a sign indicating the location of the nearest accessible entrance south of the library on Washington Street so that users do not need to backtrack to get to the accessible entrance in the parking lot.
- Recommend providing visual contrast strips on stair treads.
- Recommend providing an adjustable podium with knee and toe clearance in Logan Auditorium.
- The child protection seats are a great feature that should be replicated in other Town facilities.

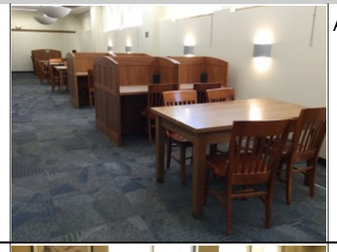
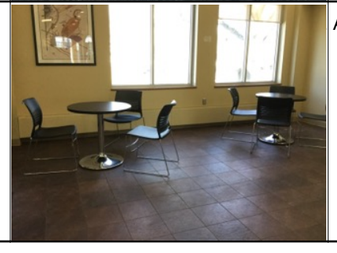
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Southeast Side of Library	Ext.		Exterior Access Route	Exterior		Exterior route < 36" wide Cross slope > 1:50 (2.00%)	28” 5.8%	Ensure that a clear width of 36" min. is maintained at the accessible route. Clear the shrubs. Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
2	Northwest Side	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	3.9%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
3	South of Main Entrance	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	5.7%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
4	North Side Walkway by Parking Lot Exit	EL		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	10.9%	Reduce running slope to be no steeper than 1:20 (5.00%) or provide a ramp with handrails and landings with a slope that is no greater than 1:12 (8.33%).	1	
5	North Side			Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack.	1	

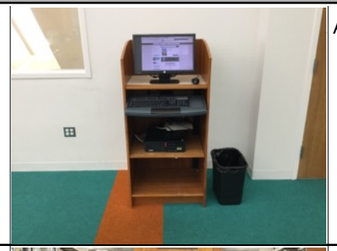
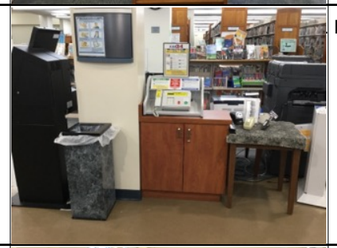
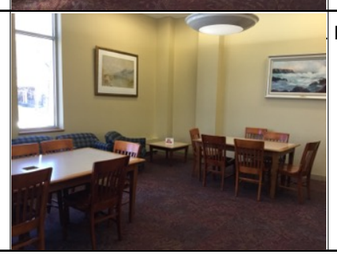
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Curb Ramp										
6	Parking Lot	Ext.		Curb Ramp	Diagonal		Running slope > 1:12 (8.33%) Transition from curb ramp to street not flush Curb ramp flares > 1:12 (8.33%) (if no landing) Cross slope > 1:50 (2.00%) (MAAB)	9.2% - 9.9% 2.9%	Reduce running slope to be no steeper than 1:12 (8.33%). Ensure transition from curb ramp to street is flush or free of changes in level. Reduce slope at curb ramp flares to be no steeper than 1:12 (8.33%). Reduce cross slope at curb ramp to be no steeper than 1:50 (2.00%).	1	
7	Washington Street Entrance	Ext.		Curb Ramp	Perpendicular		Transition from curb ramp to street not flush	-	Ensure transition from curb ramp to street is flush or free of changes in level.	1	
8	Washington Street West Side	Ext.		Curb Ramp	Diagonal		Transition from curb ramp to street not flush Cross slope > 1:50 (2.00%) (MAAB)	- 3.1%	Ensure transition from curb ramp to street is flush or free of changes in level. Reduce cross slope at curb ramp to be no steeper than 1:50 (2.00%). (Cost estimate for a new concrete curb ramp.)	1	
9	South Side of Library	Ext.		Curb Ramp	Diagonal		Curb ramp flares > 1:10 (10%) Cross slope > 1:50 (2.00%) (MAAB)	33%, 21.7% 4.6%	Reduce slope at curb ramp flares to be no steeper than 1:10 (10%). Reduce cross slope at curb ramp to be no steeper than 1:50 (2.00%).	1	
	Off-Street Parking Lot or Garage										
10	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Van space < 132" or <96" wide	60 2 1 92”	Enlarge van space to be 96" wide min.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Emergency Exit											
11	Stair B Exit	Main		Emergency Exit	N/A		Tactile sign not provided at exit	-	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.	1	
12	Main Exit	EL		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	1	
Access to Goods and Services											
Interior Access Route											
13	By Biography	LL		Interior Access Route	N/A		Route < 36" wide	34.8”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
Doors, Doorways, & Gates											
14	Children’s Room Toilet Room	UL		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	10.5”	Remove the obstructions on the latch side of the door so that there is 12" clear min.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
15	Women's Toilet Room	LL		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 6"	12.8"	Install an automatic door opener.	1	
16	Stair C	LL		Doors, Doorways, & Gates	Circulation		Door requires > 5 lbs. of force to open	10 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
	Signage										
17	Study Room	LL		Signage	Designation		Raised characters < 48" or > 60" above ground	65.5"	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	
18	Main Entrance, Informational Signage Above the Return Box	EL		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	
	Operable Parts										
19	Book Search by Non Fiction (2 Stations)	LL		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	55.7"	Ensure that the controls (mouse) of one book search station in this area are between 15"- 48" above the finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
20	Scanner	LL		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	55.7"	Relocate one scanner so that controls (mouse) is between 15"- 48" above the finished floor.	1	
21	Teen Room	LL		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	67”	Relocate one of each type of pamphlet between 15"- 48" above the finished floor.	1	
22	Children’s Room	UL		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	-	Ensure that the controls (mouse) of one book search station in this area are between 15"- 48" above the finished floor.	1	
23	Logan Room	UL		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	64”	Relocate clothes rod to be between 15"- 48" above the finished floor.	1	
24	By Stair A	Main		Operable Parts	Other		Side reach > 54"	62.7”	Ensure that one of each type of brochure is located no higher than 48" above the finished floor.	1	

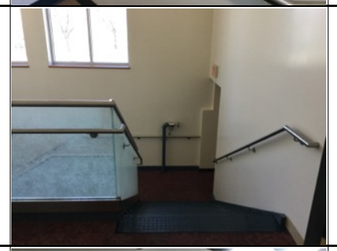
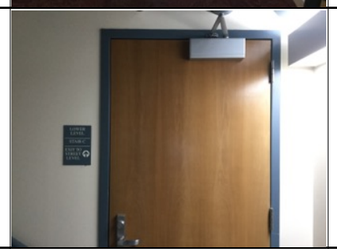
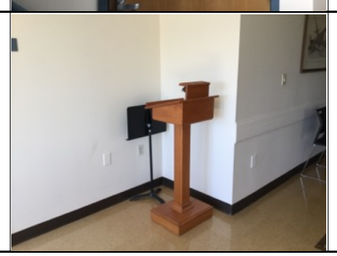
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
25	By Stair C	Main		Operable Parts	Other		Side reach > 54"	70.5”	Ensure that one of each type of leaflet is located between 15" - 48" above the finished floor.	1	
26	Stair A	Main		Operable Parts	Other		Side reach > 54"	63”	Ensure that one of each type of brochure is located no higher than 48" above the finished floor.	1	
27	Friends Cafe	Main		Operable Parts	Other		Forward reach if obstruction > 20"- 25" deep is > 44" high	48”	Ensure that paper towel and soap dispensers are not higher than 44" above the finished floor.	1	
Dining or Work Surfaces											
28	Biography Area	LL		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	24.5"	Ensure that at least one work surface is accessible with knee and toe clearance that is 27" high min.	1	
29	Friends Cafe	Main		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	0	Ensure that at least one dining surface is accessible with toe clearance.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
30	Children's Room	UL		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	0	Ensure that at least one work surface is accessible. Provide at least one work surface with the top between 26"- 30" above the finished floor and 24" clear height underneath.	1	
31	Book Search by Non Fiction (2 Stations)	LL		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Top of dining/work surface < 28" or > 34"	- 36.5"	Ensure that at least one book search work surface is accessible. Provide at least one work surface with the top between 28"- 34" above the finished floor and 27" clear height underneath.	1	
32	Printing Area (Fax)	LL		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least one work surface with 27" min. knee and toe clearance (where the fax is located).	1	
33	New Books, Newspapers, and Magazines Section	Main		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	24.8"	Provide at least one work surface with 27" min. knee and toe clearance.	1	
34	Reading Room	Main		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	24.8"	Provide at least one work surface with 27" min. knee and toe clearance.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
35	Study Area	UL		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least one work surface with toe clearance.	1	
36	Scanner	LL		Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	36.5"	Provide at least one work surface with the top between 28"- 34" above the finished floor and 27" clear height underneath.	1	
Kitchens and Kitchenettes											
37	Friends Cafe	Main		Kitchens and Kitchenettes	Other		Knee/toe clearance not provided at sink Sink > 34" high	- 36.5”	Provide a sink with knee and toe clearance positioned for a forward approach. Lower sink to be no higher than 34" above the finished floor.	1	
Toilet & Bathing Rooms											
Lavatory											
38	Women’s and Men's Toilet Rooms	LL, Main, UL		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at one lavatory minimum in each toilet room.	6	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Toilet Compartment										
39	Women's Toilet Room	UL		Toilet Compartment	Ambulatory Compartment		Toilet seat <17" or > 19" high	20.3"	Install a toilet with a seat height 17"- 19" above the finished floor.	1	
40	Women's and Men's Toilet Rooms	UL		Toilet Compartment	Accessible Compartment		Door pull not provided	-	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	
	Baby Changing Table										
41	Women's and Men's Toilet Rooms	LL Main UL		Baby Changing Table	N/A		Operable part not operable with a closed fist	-	Replace the baby changing table so that the operable part can be operated with one hand and not require tight grasping, pinching, or twisting of the wrist.	6	
42	Children's Room Toilet Room	UL		Baby Changing Table	N/A		Operable part not operable with a closed fist	-	Replace the baby changing table so that the operable part can be operated with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	Toilet Rooms for Children										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Lavatory (Children)										
43	Children's Room Toilet Room	UL		Lavatory (Children)	N/A		Lavatory rim or counter > 30" Exposed plumbing underneath Mirror above lavatory w/reflective surface > 31"	32.8" - 38.5"	Relocate lavatory with the front of the rim or counter no higher than 30" above the finished floor. Insulate or otherwise configure pipes to prevent contact at lavatory. Lower mirror so that the bottom surface is at 31" above the finished floor.	1	
	Additional Access										
	Drinking Fountains										
44	Drinking Fountain by Toilet Rooms	LL Main		Drinking Fountains	Hi-Lo		Standing height fountain does not have cane protection	13"	Provide a cane-detectable barrier skirt under the high unit.	2	
45	Children's Room	UL		Drinking Fountains	Hi-Lo		Standing height fountain does not have cane protection	13.5"	Provide a cane-detectable barrier skirt under the high unit.	1	
	Best Practice										
46	Elevator Cabin							It is very helpful to have this directional signage inside the elevator cabin, however, we would recommend changing the entry level signage to say "Accessible Exit to the Parking Lot" rather than using the term "Handicapped".	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
47	Washington Street	Ext.						-	Recommend providing a sign indicating the location of the nearest accessible entrance at this point so that users do not need to backtrack.	1	
48	Stair A	LL							Good example of a fire extinguisher that is recessed in a wall.	1	
49	Stair B	Main							Recommend providing visual contrast strips on stair treads.	1	
50	Stair C	Main							Good example of stairwell signage that should be replicated in other buildings.	1	
51	Program Room/Logan Auditorium	UL							Recommend providing an adjustable podium with knee and toe clearance.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
52	Women's Toilet Room	UL						-	The child protection seats are a great feature that should be replicated in other Town facilities.	1	

Abraham Lincoln Park

Town of Braintree

ADA Transition Plan

July 2022

Institute for Human Centered Design

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Background

Abraham Lincoln Park is bordered by Hobart Street to the east, May Street to the north, North Bowditch Street to the west and a line of trees to the south. An opening in a fence at approximately 179 Hobart Street connects to a path that leads to a playground. Other amenities include a basketball court and a bench. Park entry points on May Street and on North Bowditch Street do not connect to an accessible route.

Key Accessibility Issues

Exterior Routes
Accessibility issues include an excessive cross slope on the walkway that leads from a curb ramp to the main entry point on Hobart Street, and lack of an accessible route to park amenities including to the boundary of sport activity at the basketball court and to a bench.

Playground
Accessibility issues include lack of an accessible route to and around play components that are located in multiple locations and lack of a compliant impact-attenuating accessible surface to, under and around play components. (Some play components are placed upon a surface of what appears to be shredded rubber, which is not firm and stable. Play components in other areas are on a surface of engineered wood fiber (EWF).)

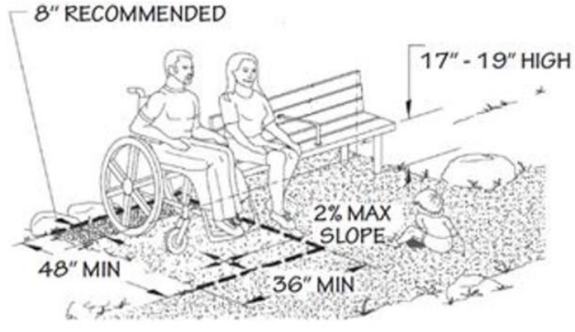
Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

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 signs at the park entry points on May Street and on North Bowditch Street directing visitors to the accessible entry point on Hobart Street. (The entry points on May Street and on North Bowditch Street are a long way from the key park amenities and present an inaccessible surface and excessive running slopes before the key amenities can be reached.)
- Recommend providing a curb ramp in the walkway and an accessible street parking space near the main entrance on Hobart Street. The curb ramp and a sign with the International Symbol of Accessibility (ISA) should be near the head of the parking space, but should not block the opening in the fence that provides entry to the park.
- Recommend providing an accessible portable toilet located on an accessible route in the park.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to the bench in the park once an accessible route has been provided to the bench or the bench has been relocated to an accessible route. The surface should be provided in a manner that is substantially similar to what is depicted in Figure 1.

Figure 1: Showing a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Hobart Street Sidewalk Between Curb Ramp and the Main Entrance	Ext.			Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	4%	Reduce the cross slope to be no steeper than 1:50 (2.00%).	1	
Access to Goods and Services											
Benches											
2	Between Upper and Lower Open Fields	Ext.			Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to one bench in this area, or relocate bench to an accessible route.	1	
Play and Sport Areas											
Play Areas											
3	Playground	Ext.			Play Areas	N/A		Accessible route not provided around playground Accessible route not provided at play components Surface not stable, firm, and slip-resistant	- - -	Install a stable, firm and slip resistant accessible route to and around the playground. Provide a compliant impact-attenuating surface under and around the play components. Ensure that the surface inside the playground is firm, stable and slip-resistant. (The existing shredded rubber surface was not firm and stable.)	1	
4	Playground - Tire Swing	Ext.			Play Areas	N/A		Accessible route not provided around playground Accessible route not provided at play components	- -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface under and around the play components.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
5	Playground - Swings	Ext.		Play Areas	N/A		Accessible route not provided around playground Accessible route not provided at play components	- -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface under and around the play components.	1	
Court											
6	Basketball Court	Ext.		Court	Basketball		Not connected to accessible route	-	Provide an accessible route to the boundary of sport activity at the basketball court.	1	
Best Practice											
Entry Point											
7	Bowditch Street Entry Point	Ext.		Entry Point	N/A				Recommend providing a sign directing visitors to the accessible entry on Hobart Street.	1	
8	May Street Entry Point	Ext.		Entry Point	N/A				Recommend providing a sign directing visitors to the accessible entry on Hobart Street.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Park Entry										
9	Main Entrance on Hobart Street	Ext.			Park Entry	N/A				Recommend widening gate opening to 48". Surveyors observed a visitor with a baby carriage having difficulty entering through the existing opening.	1	

Berwick Park

Town of Braintree

ADA Transition Plan

June 2022

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Background

Berwick Park is a small rectangular park that is built into a hill located by 18 Berwick Street. The park consists of a basketball court, fields, and two (2) sets of play structures. Visitors can park on the street to access this park.

Key Accessibility Issues

Accessibility issues include excessive running slopes and cross slopes at existing park routes to all park amenities, lack of an accessible route around each playground area and lack of an impact-attenuating accessible surface to and under each play structure.

Due to the steep topography of the site, the limited number of amenities provided (which are also each duplicated at more accessible park locations in Braintree), and the likely excessive cost of remedying the issues at this location, IHCD recommends achieving program access by providing compliant comparable amenities at a nearby park rather than bringing this site into full compliance.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

As best practice, IHCD recommends creating a web page or pages on a Town website describing the programs, services and amenities provided at each park in Braintree, and indicating the location of each accessible program, service or amenity. The Department of Conservation and Recreation (DCR) web site could be used as a model when designing web content intended to achieve this goal. (See https://www.mass.gov/topics/accessible-recreation).

Berwick Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
1	Berwick Road Entrance			Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	9%	Provide program access at a nearby park.	1	
2	Walkway at Entrance			Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	15%	Provide program access at a nearby park.	1	
3	Walkway to Play Structure			Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	10%	Provide program access at a nearby park.	1	
4	Walkway to Basketball Court			Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	11%	Provide program access at a nearby park.	1	
5	Playground Near Basketball Court			Play Areas	N/A		Accessible route not provided around playground Accessible route not provided at play components	- -	Provide program access at a nearby park.	1	

Berwick Park

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Upper Play Structure on the South				Play Areas	N/A		Not connected to an accessible route Surface not stable, firm, and slip-resistant Accessible route not provided around playground Accessible route not provided at play components	- - 9% -	Provide program access at a nearby park.	1	

Daughraty Gym

Town of Braintree

ADA Transition Plan

July 2022

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Background

Year Built: 1949 Year Renovated: 2021

Daughraty Gym, located at 538 Washington Street, has two (2) floors. The building has one (1) accessible entrance on the west side to the first floor and one (1) inaccessible stepped entrance on the east side to the basement. Interior vertical access is provided by one (1) set of stairs (Staircase 2) that is open to the public.

There is a shared parking lot on the north side of the gym that includes 45 parking spaces overall, with 10 parking spaces, one (1) van accessible parking space and one (1) standard accessible parking space allocated for Daughraty Gym.

The main level has a gymnasium, the Christopher Vaughn Youth Sports Room and men's, women's and single-user toilet rooms. In the basement the public only has access to the karate room.

Note: The karate room in the basement and the women's toilet room on the first floor were locked and unable to be surveyed.

Key Accessibility Issues

Exterior Routes
Accessibility issues include routes that have surface openings greater than ½", routes that are not maintained in operable working condition, and routes with excessive running and cross slopes.

Exterior Ramp
Accessibility issues include top handrails with a noncompliant cross section that are not continuous for each ramp run. The top and bottom handrails do not extend 12" beyond the top and bottom of the ramp runs.

Parking Lot
Accessibility issues include a slope that is greater than allowed at the accessible parking spaces. Additionally, the signs for the van accessible space need to be placed at the head of the parking space and not in the access aisle. The sign at the standard accessible parking space is located lower than allowed.

Vertical Circulation
Accessibility issues include lack of an elevator between the first floor and basement. As the karate room is the only room in the basement, IHCD would recommend relocating the karate room to an accessible location.

Stairs
The handrails at staircase 2 and at the fire escape do not extend 12" from the stair. Additionally, the central handrail of staircase 2 has posts and is not continuous in connecting to the handrail of the adjacent stair flight.

Signage
Accessibility issues include lack of signage with raised characters and braille at all egress doors, lack of signage with the International Symbol of Accessibility (ISA) at the accessible entrance door, lack of an illuminated sign with the International Symbol of Accessibility (ISA) at the accessible west egress doors, and lack of a directional sign at the inaccessible exit directing people to the nearest accessible exit on the first floor. Additionally, the designation signs for the women's, men's and single-user toilet rooms are not located on the latch side of the door and the sign to the Christopher Vaughn Youth Sports Room lacks raised characters and braille.

Doors
Accessibility issues include doors lacking hardware that can be operated with one hand and not require tight grasping, pinching, or twisting of the wrist. In addition, the door to the men's toilet room requires a greater amount of opening force than is allowed.

Locker Room
Accessibility issues include lack of one (1) accessible locker/storage space with an accessible coat hook in the Christopher Vaughn Youth Sports Room. Additionally, an accessible bench with back support and clear floor space alongside the bench is not provided in the locker room.

Wheelchair Spaces

Accessibility issues include a lack of wheelchair accessible spaces alongside the bleachers. Based on the total number of bleacher seats provided, provide the required number of wheelchair spaces as indicated in the 2010 ADA Standards, Table 221.2.1.

Toilet Rooms

Accessibility issues in the men's and single-user toilet rooms include lavatories with pipes that are not wrapped to prevent against user contact, a paper towel dispenser that lacks clear floor space, and paper towel dispensers that act as protruding objects within the circulation path. Additionally, in the single-user toilet room there is a mirror that is located higher than allowed.

Additional Accessibility Issues

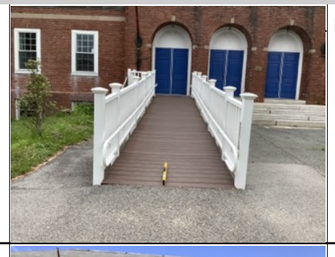
- The mat by the main entrance is not securely attached.
- The defibrillator by the men's and single-user toilet rooms acts as a protruding object in the circulation path.

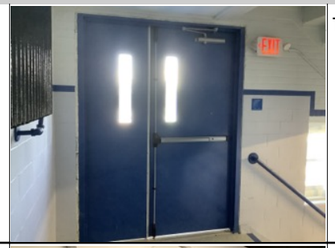
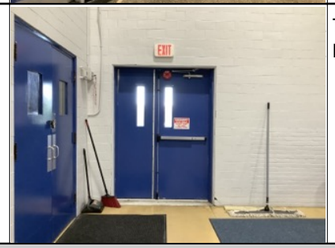
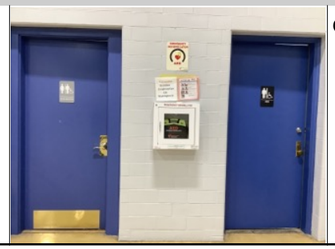
Best Practice and Inclusive Design

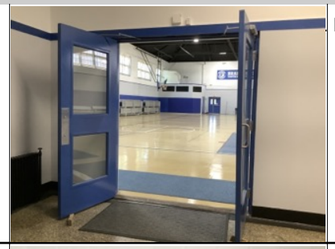
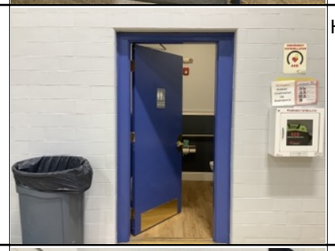
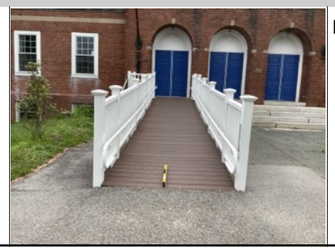
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

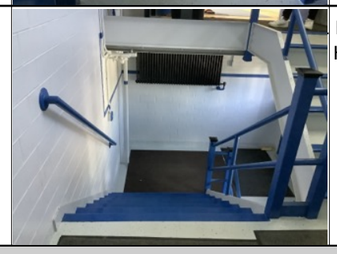
- Recommend adding a sign denoting the accessible entrance to Daughraty Gym at the entrance along Washington Street.
- Recommend replacing the five (5) missing handrail caps on the ramp handrail posts of the exterior ramp.

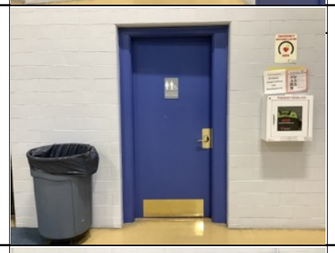
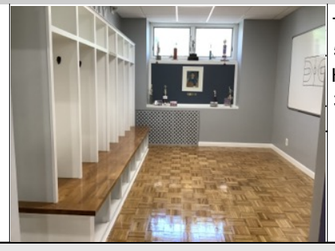
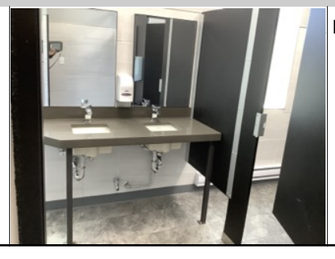
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Walkway Towards Parking Northeast Side	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2" Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	1” 5% -	Repair surface. Reduce the cross slope to be no steeper than 1:50 (2.00%). Ensure that the accessible route is maintained in operable working condition.	1	
2	Pathway From Washington Street Entry to Ramp and Main Entrance, West Egress	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2" Route not maintained in operable working condition	2” -	Repair surface. Ensure that the accessible route is maintained in operable working condition.	1	
3	East Egress by Basketball Court to Staircase 2	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	14.3%	Reduce the running slope to be no steeper than 1:20 (5.00%).	1	
4	Walkway Towards Parking Northeast Side	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	12.8%	Reduce the running slope to be no steeper than 1:20 (5.00%).	1	
5	Basketball Court	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	

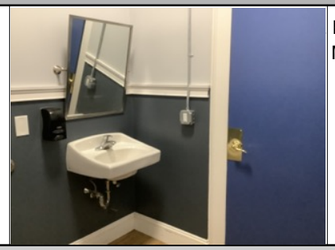
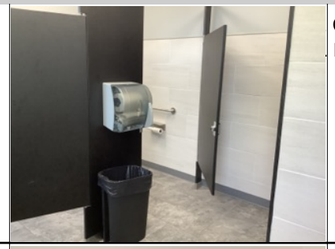
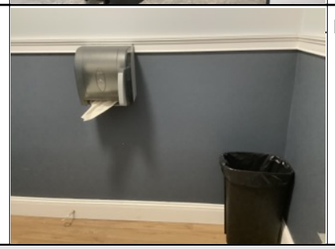
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Route by Entrance Ramp	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	7.9% -	Reduce running slope to be no steeper than 1:20 (5.00%). or provide handrails at this point. Ensure the accessible route is maintained in operable working condition.	1	
	Off-Street Parking Lot or Garage										
7	Parking Northeast Side	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:50 (2.00%) Sign bottom < 60" above finished grade Van space signage is not located at the head of the space	10 1 1 2.9% 26” -	Reduce running or cross slope to be no steeper than 1:50 (2.00%). Locate the sign at the standard accessible parking space with the bottom of the sign 60" above the ground. Locate the signs at the van accessible parking space at the head of the space.	1	
	Exterior Stair										
8	East Egress Door, Fire Escape	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair		Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	1	
	Entrance										
9	Entrance Ramp	Ext.		Entrance	Main Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	
10	Main Entrance, West Egress	Ext.		Entrance	Main Entrance		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Access to Goods and Services											
Means of Egress											
11	East Egress in Staircase 2 to Basketball	B		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	
12	Main Entrance, West Egress			Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	2	
13	East Egress Door, Fire Escape	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
Interior Access Route											
14	By Men’s Toilet Room	1		Interior Access Route	N/A		Obstructed by protruding objects	7”	Relocate the defibrillator out of the circulation path.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Doors, Doorways, & Gates										
15	Main Entrance, West Egress to Gymnasium			Doors, Doorways, & Gates	Circulation		Mat not securely attached	-	Secure the mat.	1	
16	Single-User Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
17	Christopher Vaughn Youth Sports Room	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
18	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist . Door requires > 5 lbs. of force to open	- 7 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	
	Ramps										
19	Entrance Ramp	Ext.		Ramps	N/A		Running slope >1:12 (8.33%)	9.6%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
20	Entrance Ramp	Ext.		Ramps	N/A		Handrails do not extend 12" past top & bottom Handrails have non-compliant cross section	- -	The top handrail is not compliant. Provide handrails with 1-1/4" to 1-1/2" circular cross section. Locate the top of the gripping surfaces of handrails 34 to 38 inches above the ramp surface. Ensure that handrail is continuous for each ramp run. Ensure that handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	1	
	Stairways										
21	Staircase 2	1		Stairways	Egress		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
22	Staircase 2	B		Stairways	Egress		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
23	Staircase 2	1		Stairways	Egress		Handrails do not extend 12" from stairs Handrails not continuous where required	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Ensure that the handrail in the center is continuous to the handrail of the adjacent stair flight.	1	
	Signage										
24	Christopher Vaughn Youth Sports Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
25	Men’s Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
26	Single-User Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
27	Women’s Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
	Locker Room										
28	Christopher Vaughn Youth Sports Room	1		Locker Room	Boys		Total # of locker 5% of lockers are not accessible Hook > 48" high 30" clear not provided alongside bench Back support not provided at bench	7 - - - - 57.8”	Provide at least one accessible locker. Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer. Locate hook at one accessible storage area no higher than 48" above the finished floor.	1	
	Toilet & Bathing Rooms										
	Lavatory										
29	Men’s Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
30	Single-User Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 44.6”	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	
	Dispensers										
31	Men’s Toilet Room	1		Dispensers	Paper Towel Dispenser		Clear floor space not provided at accessory Dispenser acts as a protruding object	- 10.9”	Provide a 30" min. by 48" min. clear floor space and relocate the paper towel dispenser out of the circulation path.	1	
32	Single-User Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	10.9”	Relocate the paper towel dispenser out of the circulation path.	1	
	Play and Sport Areas										
	Court										
33	Gymnasium	1		Court	Basketball		Accessible spaces are not provided at sidelines seating	-	Provide a 36" x 60" clear floor space alongside bleachers for wheelchair spaces. Based on the the number of seats provided, provide the number of wheelchair spaces required in the 2010 ADA Standards, Table 221.2.1.	1	
	Best Practice										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
34	Washington Street Entry	Ext.							Recommend adding sign denoting the accessible entrance to Daughraty Gym at the entrance along Washington Street.	1	
35	Entrance Ramp	Ext.							Recommend providing five (5) missing caps on ramp handrail posts.	5	

Dyer Hill Playground

Town of Braintree

ADA Transition Plan

July 2022

Institute for Human Centered Design

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Background

Dyer Hill Playground is located adjacent to 1251 Washington Street. It has one (1) entrance on its southwest side. Amenities include walkways, a playground with benches and a picnic table, a basketball court, an open field, and a trash container.

Key Accessibility Issues

Exterior Route
Accessibility issues include lack of an accessible route to park amenities including to the trash container, to one (1) bench by the playground, and to the picnic table. Additionally, the accessible route to the basketball court has a change in level that is greater than allowed.

Picnic Table
Accessibility issues include lack of an accessible picnic table with knee and toe clearance.

Playground
Accessibility issues include lack of an impact-attenuating accessible surface to, under and around the play components.

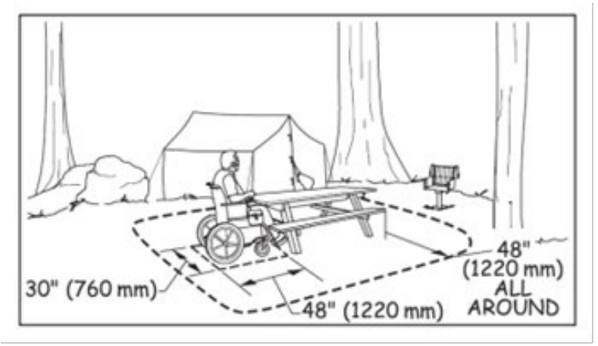
Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

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.

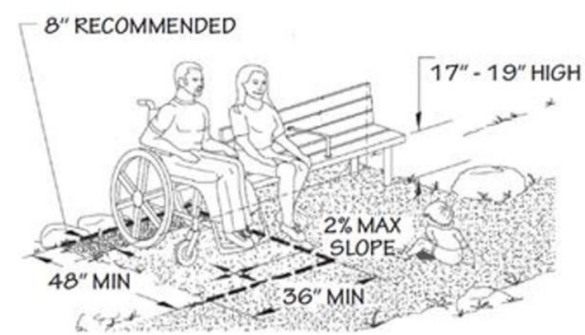
- Recommend providing a 48” min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table that is located on an accessible route in the park in a manner that is substantially similar to what is shown in Figure 1.

Figure 1: Showing a stable, firm and slip-resistant surface around a picnic table to allow a person in a wheeled mobility device the ability to maneuver around the picnic table.



- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench that is located on an accessible route in the park in a manner that is substantially similar to what is shown in Figure 2.

Figure 2: Showing a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.



Dyer Hill Playground

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance												
Exterior Access Route												
1	Entrance	Ext.			Exterior Access Route	Exterior		Accessible route not provided	-	Ensure the the trash container is located on an accessible route.	1	
Access to Goods and Services												
Picnic Tables												
2	Playground Picnic Table	Ext.			Picnic Tables			Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route.	1	
Benches												
3	Playground Bench	Ext.			Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area.	1	
Play and Sport Areas												
Play Areas												
4	Playground	Ext.			Play Areas	N/A		Accessible route not provided at play components Surface not stable, firm, and slip-resistant	- -	Provide a compliant impact-attenuating surface under and around the play components. Repair the surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components).	1	

Dyer Hill Playground

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Court											
5	Basketball Court	Ext.			Court	Basketball		Not connected to accessible route	1"	Repair accessible route to the basketball court so that the change in level is no higher than 1/4" change in level.	1	
	Best Practice											
6	Playground Bench	Ext.							-	Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park in a manner that is substantially similar to what is shown in Figure 2 in the narrative report.	1	
7	Playground Picnic Table	Ext.								Recommend providing a 48” min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table in the park in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	

Erwin Davis Memorial Park

Town of Braintree

ADA Transition Plan

August 2022

Institute for Human Centered Design

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Background

Erwin Davis Memorial Park is located at 22 Faxon Street. Faxon Street runs along the west side of the park, a small private parking lot for a local bridge club is at the north side of the park, and trees border the other sides of the park. There is an accessible entrance on the north side that connects to the private parking lot, and an inaccessible entrance on the west side at Faxon Street. Amenities include a bench, a playground, a basketball court, an open field and a parking area along Faxon Street.

Key Accessibility Issues

Exterior Routes

Accessibility issues include lack of an accessible route from the basketball court to the playground due to an excessive running slope, lack of an accessible route to a bench by the playground, lack of an accessible entrance at Faxon Street and lack of an accessible route from the Faxon Street entrance to the boundary of sport activity at the open field and to the other park amenities due to an open field surface that was not stable, firm and slip resistant and that did not prevent the accumulation of water.

Note: On the day of the survey there was no accessible route from this entry point on Faxon Street to the open field or to any other park amenities starting from that location. This was due in part to apparent flooding in the open field. An accessible route from this entry to all park amenities may not be technically feasible.

Parking

Accessibility issues at the parking area along Faxon Street include lack of a van accessible parking space with a marked access aisle and a sign with the International Symbol of Accessibility and the designation “Van Accessible”.

Playground

Accessibility issues include lack of an accessible route to and around the playground and lack of a compliant impact-attenuating accessible surface to, under and around play components.

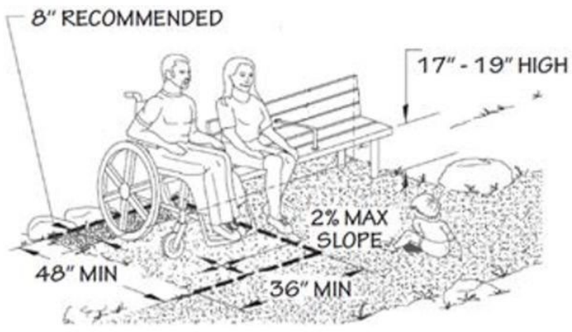
Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

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 a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park in each area where benches are provided in a manner that is substantially similar to what is shown in Figure 1.

  Figure 1: Showing a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned:



Erwin Davis Memorial Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Approach and Entrance										
Exterior Access Route										
1	Faxon Street Entrance			Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Does not prevent accumulation of water Route not maintained in operable working condition Accessible route not provided	15% - - -	Reduce the running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route is provided. Note: On the day of the survey there was no accessible route from this entry point to the open field or any other park amenities. This was due in part to apparent flooding in the open field. An accessible route from this entry to all park amenities may not be technically feasible.	1
Off-Street Parking Lot or Garage										
2	Parking Along Faxon Street			Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	15 0 0 - -	Provide one van accessible parking space 96" wide min. with a marked access aisle 96" wide min. Provide a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible" at the van accessible space. Locate space on the shortest accessible route to the accessible entry by the basketball court.	1
Access to Goods and Services										
Benches										
3	Playground Bench			Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area.	1
Play and Sport Areas										
Play Areas										
4	Playground			Play Areas	N/A		Accessible route not provided around playground Accessible route not provided at play components	- -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface under and around the play components.	1

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
5	Route From Basketball Court to Playground				Play Areas	N/A		Not connected to an accessible route	15%	Provide an accessible route to play areas. Reduce running slope at transition from basketball court to walkway to 1:20 (5:00%) max.	1	
	Court											
6	Basketball Court				Court	Basketball		Court not maintained in operable working condition	-	Ensure court is maintained in operable working condition. Repair cracks in surface at entry to the basketball court.	1	
	Best Practice											
	Benches											
7	Playground				Benches	N/A				Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in the park in each area where benches are provided a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	

French’s Common

Town of Braintree
ADA Transition Plan

August 2022

Institute for Human Centered Design

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Background

French’s Common is located at approximately 1 John F. Kennedy Memorial Drive. It has Braintree Town Hall on its northeastern side and Tremont Street to the west. The facility can be entered through an archway at about 810 Washington Street or from the Town Hall parking lot on its northeast side, or it can be accessed from a small parking area off Tremont Street at its western edge. Amenities include walkways, benches, bleachers, a memorial plaque, a picnic table, a playground, a basketball court, a baseball field with team and spectator seating, a portable toilet and tennis courts. Parking is provided in a small parking lot off of Tremont Street near the tennis courts, basketball court and playground.

Key Accessibility Issues

<u>Exterior Routes</u>
Accessibility issues include lack of an accessible entrance and route to the tennis courts due to excessive running slopes, surface openings in walkways that are greater than allowed, and walkway surfaces not maintained in operable working condition. Additionally, there is no accessible route to many park amenities including to the playground, benches, bleachers, and the memorial plaque located behind home plate.

Note: At present the most accessible route to the basketball court starts at the accessible parking on Tremont Street and cuts between two (2) tennis courts. IHCD recommends providing a stable, firm and slip resistant 60” wide min. accessible route connecting the parking area to the basketball court without going through the tennis courts, and then following along the southern edge of the Common heading towards the third base side of the baseball field in a way that connects to the playground, park benches and both team and spectator seating, the portable toilet, the bench and memorial plaque behind home plate, the existing walkway from the archway entry on Washington Street, the team and bleacher seating on the first base side of the baseball field and finally to the entry point at the Town Hall parking lot. Doing so would create a single continuous accessible route to all key amenities that could be followed starting at either the eastern or western sides of French’s Common. (The entire path will be about 1,000 feet in length. A 48” wide min. path is permissible, but if the path is less than 60” wide min., a 60” x 60” min. passing zone is required every 200 feet.)

Figure 1: The yellow line in the image below shows the approximate location of a recommended accessible route that would connect all key park amenities and the entry points on the east and west sides of French’s Common.

<u>Parking</u>
Accessibility issues at the parking lot off Tremont Street include lack of a compliant sign with the International Symbol of Accessibility (ISA). (The present “active” pictogram does not comply with the 2010 ADA Standards and the requirements of the 521 CMR, the regulations of the Massachusetts Architectural Access Board (MAAB).)

<u>Picnic Tables</u>
Accessibility issues include lack of the minimum required knee and toe clearance and lack of an accessible route to at least one (1) picnic table by the playground.

Benches
Accessibility issues include lack of an accessible route to at least one (1) bench located by the baseball field's third base line, by the playground and behind home plate.

Portable Toilet
Accessibility issues include lack of an accessible portable toilet located on an accessible route.

Playground
Accessibility issues include lack of accessible route to some play components and around the playground, and lack of a surface that is stable, firm, and slip-resistant.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Field
Accessibility issues include lack of accessible wheelchair space next to team seating and bleachers at the baseball field.

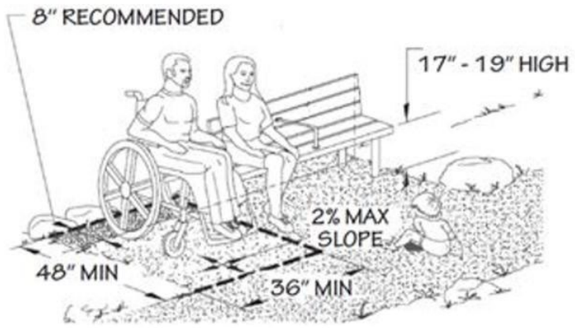
Court
Accessibility issues include lack of an accessible route to the basketball court.

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.

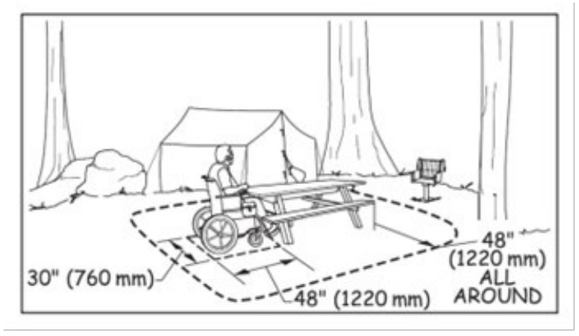
- Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park in a manner that is substantially similar to what is shown in Figure 2.

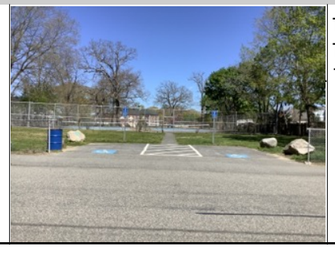
  Figure 2: Showing a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned:



- Recommend providing a 48" min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table located on an accessible route at each location where picnic tables are provided in the park in a manner that is substantially similar to what is shown in Figure 3.

  Figure 3: Shows a stable, firm and slip-resistant surface around a picnic table to allow a person in a wheeled mobility device to maneuver around the picnic table.



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Approach and Entrance										
Exterior Access Route										
1	Tennis to Park Parking	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2" Route not maintained in operable working condition	1" -	Repair surface. Ensure that the accessible route is maintained in operable working condition.	1
2	Entry From Town Hall Parking	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	3.5% -	Reduce the cross slope to be no steeper than 1:50 (2.00%). Ensure that the accessible route is maintained in operable working condition.	1
3	To Tennis Court From Baseball Field Side of Park	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	9.3%	Reduce the running slope to be no steeper than 1:20 (5.00%).	1
4	Memorial Plaque Behind Home Plate	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the memorial plaque.	1
Off-Street Parking Lot or Garage										
5	Park Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	2 1 1	Provide a compliant sign with the International Symbol of Accessibility (ISA). **Note**: The existing sign uses a noncompliant pictogram.	1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Access to Goods and Services										
Picnic Tables										
6	By Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route.	1
Benches										
7	Behind Home Plate	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. **Note:** See the narrative report for a diagram showing the approximate location of a suggested accessible route. If the route is less than 60" wide, a 60"x60" min. passing zone is required every 200 feet.	1
8	By 3rd Base	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. **Note:** See the narrative report for a diagram showing the approximate location of a suggested accessible route. If the route is less than 60" wide, a 60"x60" min. passing zone is required every 200 feet.	1
9	By Playground	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. **Note:** See the narrative report for a diagram showing the approximate location of a suggested accessible route. If the route is less than 60" wide, a 60"x60" min. passing zone is required every 200 feet.	1
Toilet & Bathing Rooms										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Portable Toilet											
10	By 3rd Base Entry	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	Locate portable toilet on an accessible route. Ensure that at least 5% of portable toilets (with a minimum of one) are accessible.	1	
Play and Sport Areas											
Play Areas											
11	Playground West Side by Basketball & Tennis	Ext.		Play Areas	N/A		Accessible route not provided around playground Accessible route not provided at play components Surface not stable, firm, and slip-resistant	- - -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface under and around the play components.	1	
Field											
12	Baseball Field	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating. (Relocate trash container.)	2	
13	Baseball Field	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 60" stable and firm clear floor space at sidelines seating.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Court										
14	Basketball Court	Ext.		Court	Basketball		Not connected to accessible route	-	Provide a stable, firm and slip resistant accessible route to the basketball court. **Note:** See the narrative report for a diagram showing the approximate location of a suggested accessible route. If the route is less than 60" wide, a 60"x60" min. passing zone is required every 200 feet.	1
Best Practice										
Benches										
15	3rd Base Side Park Entry	Ext.		Benches	N/A				Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one bench in the park in each area where benches are provided a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1
Picnic Table										
16	By Playground	Ext.		Picnic Table	N/A				Recommend providing a 48" min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table located on an accessible route at each location where picnic tables are provided in the park.	1

Furlong Park

Town of Braintree

ADA Transition Plan

June 2022

Institute for Human Centered Design

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Background

Furlong Park is a half-acre park by Sunset Lake at approximately 1051 Washington Street where Washington Street intersects with Pond Street. Dedicated in 1983, the park is landscaped by the Gardener's Guild and has several benches and walkways. Parking is not provided near the park.

Key Accessibility Issues

Exterior Routes
Accessibility issues include a sidewalk that narrows to less than 36 inches in some locations and park walkways that have excessive running slopes, changes in level and surface openings. Three (3) park walkways are not maintained in operable working condition.

Curb Ramp
Accessibility issues include one (1) curb ramp with a transition that is not flush with the street.

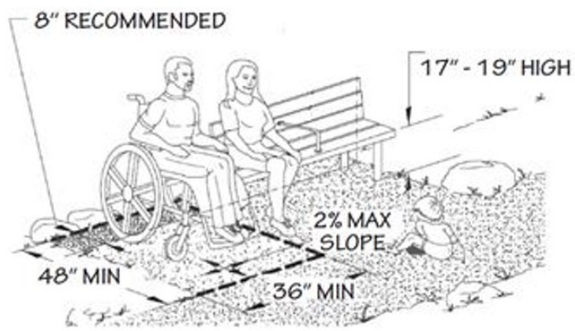
Benches
Accessibility issues include lack of an accessible route to one bench in each unique program area (i.e., under a tree and by the water).

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 a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one of the existing benches in each unique program area in the park in a manner that is substantially similar to what is shown in Figure 1.

Figure 1 shows a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders alligned:



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Entrance by the Church	Ext.		Exterior Access Route	Sidewalk		Exterior route < 36" wide	26”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
2	Entrance by the Church	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2" Running slope > 1:20 (5.00%) Level changes > 1/4" Route not maintained in operable working condition	15%	Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). Alter the change in level to be 1/4" high max. Ensure that the accessible route is maintained in operable working condition.	1	
3	Entrance by the Gas Station	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	20% -	Reduce the running slope to be no steeper than 1:20 (5.00%). Ensure that the accessible route is maintained in operable working condition.	1	
4	Entrance by the Gas Station	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure that the accessible route is maintained in operable working condition.	1	
Curb Ramp											
5	Island Before the Park	Ext.		Curb Ramp	Island		Transition from curb ramp to street not flush	2”	Ensure transition from curb ramp to street is flush or free of changes in level.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Access to Goods and Services											
Benches											
6	Bench Underneath Tree	Ext.			Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area.	1	
7	Benches by the Water	Ext.			Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area.	1	
Best Practice											
8	Benches by the Water	Ext.							-	Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in the park in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	

Highlands Playground

Town of Braintree
ADA Transition Plan

July 2022

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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617-695-1225 voice/ tty

Background

Year Built: 2011

Highlands Playground is located northeast of 2001 Washington Street, and it has two (2) entrances, one on the northwest corner and one on the southwest corner. Amenities include walkways, benches, picnic tables, a bike rack and one (1) playground. A large parking lot is provided on the west side of the site.

Key Accessibility Issues

Exterior Routes
Accessibility issues include lack of an accessible route to the bench by the southwest entrance and bike rack by the northwest entrance.

Parking Lot
Accessibility issues at the parking lot include lack of one (1) additional accessible parking space and signs with a top higher than 96” above the ground.

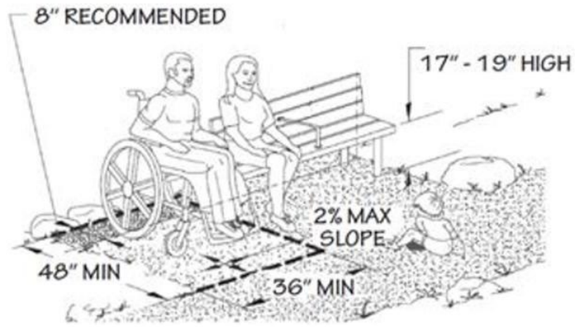
Playground
Accessibility issues include play area paths not being maintained, lack of accessible route to some play components, and lack of accessible route around the playground.

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 a curb ramp to the path leading from the Cambridge Arts, Technology and Science Academy towards the park.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park in a manner that is substantially similar to what is shown in Figure 1.

Figure 1: Showing a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned:



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Playground	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack.	1	
Off-Street Parking Lot or Garage											
2	Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign top > 96" above finished grade	114 2 2 98”	Provide one (1) additional standard accessible space. Locate sign with the top of the sign 96" above the ground.	1	
Access to Goods and Services											
Exterior Benches											
3	Playground	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench in this area.	1	
Play and Sport Areas											
Play Areas											
4	Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground		Provide an accessible route around the play area.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
5	Playground	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components, including the animal play components.	1	
6	Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	Ensure play area is maintained in operable working condition and kept clear of wood chips.	1	
7	Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	Ensure play area is maintained in operable working condition. Repair poured-in-place rubber surface under the slide.	1	
Best Practice											
8	From Cambridge Arts, Technology and Science Academy Towards Playground	Ext.							Recommend providing a curb ramp in this area.	1	
9	Playground	Ext.						-	Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in the park in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	

Hollingsworth Park

Town of Braintree

ADA Transition Plan

September 2022

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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Background

Hollingsworth Park is located at 382 Pond Street, south of the Colbert School. There is an entrance at the north end of the park near the school. Amenities include benches, men's and women's toilet facilities, a concession stand, picnic tables, parking, a playground, and an area with a flag pole. Key additional amenities include five (5) baseball fields (Rull Field, Coggins Field, Brooks Field, Duffy Field and Hall of Fame Field) and associated team and spectator seating areas and practice facilities such as batting cages.

Key Accessibility Issues

Exterior Routes

Accessibility issues include lack of an accessible route to the boundary of sport activity at the basketball court and to a flag area. There is also lack of an accessible route to multiple baseball field boundaries of sport activity, team seating areas, practice areas such as batting cages, and to spectator bleacher seating. Issues with the accessible routes include excessive running and cross slopes, walkways that narrow to less than 36" clear width, lack of stable, firm and slip-resistant ground surfaces, excessive changes in level, and swinging gates with less than 32" clear width.

Parking

Accessibility issues include lack of a compliant van accessible parking space at the parking area between Coggins and Brooks Fields. The accessible parking spaces at Duffy Field have an excessive cross slope and there is lack of a sign with the designation "Van Accessible" at the van accessible parking space. Parking at Hall of Fame Field has an access aisle that is faded and needs to be re-striped and lacks a sign with the designation "Van Accessible" at the van accessible parking space.

Toilet Rooms

Accessibility issues include lack of signage with raised characters and braille mounted on the latch side of both the men's and women's toilet room entry doors. Both toilet rooms also have lavatories with pipes that are not insulated to prevent against contact and mirrors mounted higher than allowed, and both accessible compartments have toilet paper dispensers mounted higher than allowed and a lack side and rear grab bars.

Additional Accessibility Issues

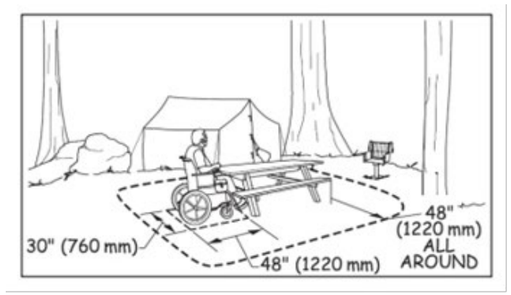
- Lack of at least one (1) accessible picnic table by Brooks Field and lack of at least one (1) accessible picnic table located on an accessible route by Rull Field.
- Lack of 36" x 60" min. clear space providing for accessible seating alongside multiple bleachers.

Best Practice and Inclusive Design

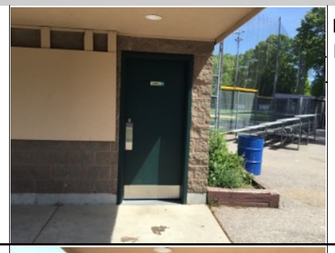
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

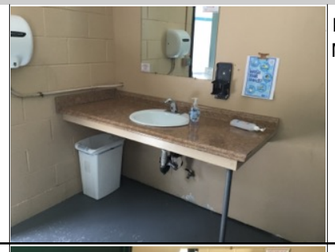
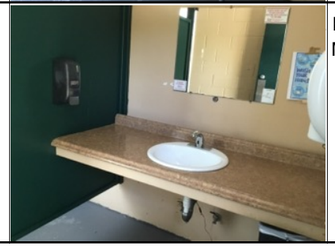
- Recommend providing a 48" min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table in the park at each location where picnic tables are provided in a manner that is substantially similar to what is shown in Figure 1.

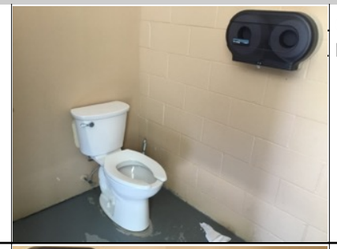
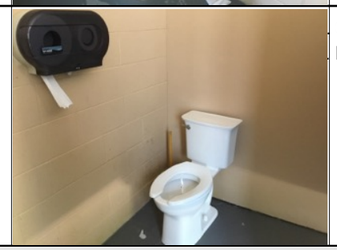
Figure 1: Shows a stable, firm and slip-resistant surface around a picnic table to allow a person in a wheeled mobility device to maneuver around the picnic table.



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Hall of Fame Field Batting Cage	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	11%	Reduce the running slope to the batting cage to be no steeper than 1:20 (5.00%).	1	
2	Duffy Field	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Level changes > 1/4"	14.7% 4"	Reduce the running slope to be no steeper than 1:20 (5.00%). Alter the change in level to be 1/4" high max.	1	
3	Duffy Field	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	2"	Alter the change in level to be 1/4" high max.	1	
4	Brooks Field Path to Bleachers	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure that the accessible route is maintained in operable working condition. Repair the one inch gap at each end of the asphalt.	1	
5	Flag Area	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure a stable, firm and slip-resistant accessible route is provided to the flag area.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Off-Street Parking Lot or Garage										
6	Parking Between Googins and Brooks Baseball Fields	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	10 - -	Provide a van accessible parking space with a marked access aisle with both the space and access aisle at least 96" wide. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
7	Parking at Duffy Field	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:50 (2.00%) Sign does not have the designation "Van Accessible"	2 1 1 7.6% -	Reduce running or cross slope to be no steeper than 1:50 (2.00%). Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
8	Parking at Hall of Fame Field			Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not compliant Sign not provided Sign does not have the designation "Van Accessible"	30 1 1 - - -	Re-stripe faded space access aisle. Provide a sign with the International Symbol of Accessibility (ISA). Add the designation "Van Accessible" to the sign located at the van accessible space. Mount signs 60" min. and 96" max. above the ground.	1	
	Access to Goods and Services										
	Signage										
9	Women's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate signs at permanent rooms alongside the door on the latch side.	1	
10	Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate signs at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Picnic Tables											
11	Brooks Field	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath.	1	
12	Rull Field	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the picnic table is connected to an accessible route.	1	
Toilet & Bathing Rooms											
Lavatory											
13	Women's Toilet Room	Ext.		Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	- 45”	Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	
14	Men’s Toilet Room	Ext.		Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	- 45”	Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Toilet Compartment										
15	Women's Toilet Room	Ext.		Toilet Compartment	Accessible Compartment		Grab bars not provided Non-compliant toilet paper dispenser	- 49”	Provide one grab bar on the side wall of the water closet and one on the rear wall. Relocate toilet paper so that it is located under the grab bar and between 7" and 9" from the front of the toilet.	1	
16	Men’s Toilet Room	Ext.		Toilet Compartment	Accessible Compartment		Grab bars not provided Non-compliant toilet paper dispenser	- 48”	Provide one grab bar on the side wall of the water closet and one on the rear wall. Relocate toilet paper so that it is located under the grab bar and between 7" and 9" from the front of the toilet.	1	
	Play and Sport Areas										
	Field										
17	Coogins Field	Ext.		Field	Baseball		Accessible spaces are not provided at team seating Practice areas are not on an accessible route	- -	Provide a stable, firm and slip-resistant accessible route to the team seating, batting cage and boundary of sport activity at Coogins Field.	1	
18	Brooks Field Path to Bleachers	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	28”	Provide a 36" x 60" clear floor space alongside the sidelines seating. (Relocate bench that is bolted into the cement so that it does not block clear floor space for wheelchair accessible seating by the bleacher.)	1	
19	Rull Field First Base Side	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	-	Provide a 36" x 60" clear floor space at sidelines seating. Provide a 36" wide min. accessible route in front of the bleachers.	1	

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
20	Coogins Field	Ext.			Field	Baseball		Not connected to an accessible-route	-	Provide a stable, firm and slip-resistant accessible route to the bleacher sideline seating.	1	
21	Duffy Field	Ext.			Field	Baseball		Not connected to an accessible-route	1"	Provide an accessible route to the bleacher seating. (Reduce change in level between the asphalt and the concrete to 1/2" max. beveled.)	1	
22	Duffy Field Third Base Side	Ext.			Field	Baseball		Not connected to an accessible-route	14%	Reduce running slope to 1:20 (5.0% max.). Provide a stable, firm and slip-resistant accessible route to the team seating and to the boundary of sport activity on the third base side of the baseball field.	1	
23	Rull Field	Ext.			Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the sideline bleacher seating. (Reduce change in level to 1/2" max. beveled at asphalt and provide a stable, firm and slip-resistant accessible route to the sideline bleacher seating.)	1	
24	Rull Field First Base Side Team Seating Area	Ext.			Field	Baseball		Not connected to an accessible-route	26”	Provide a stable, firm and slip-resistant accessible route to the team seating area and batting cage. Ensure door in fence opens fully so that the width at the door is at least 32" clear.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
25	Rull Field Third Base	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the boundary of sport activity. (Ensure the gate opens to provide 32" min. clear width at the door.)	1
26	Hall of Fame Field First Base	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide a stable, firm and slip-resistant accessible route to the first base side team seating and batting cage.	1
27	Hall of Fame Field Third Base Team Seating Area	Ext.		Field	Baseball		Not connected to an accessible-route	29"	Provide a 36" wide min. accessible route to the team seating area and to the boundary of sport activity on the third base side. (Clear space between bleachers and fence is just 29".)	1
28	Hall of Fame Field Third Base Team Seating Area	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide a stable, firm and slip-resistant accessible route to the third base side team seating and boundary of sport activity at Hall of Fame Field.	1
Court										
29	Basketball Court	Ext.		Court	Basketball		Not connected to accessible route	-	Provide a stable, firm and slip-resistant accessible route to the boundary of sport activity at the basketball court.	1
Best Practice										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Picnic Table										
30	Picnic Tables	Ext.			Picnic Table	N/A				Recommend providing a 48” min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table in the park at each location where picnic tables are provided.	1	

Hollis Playground

Town of Braintree

ADA Transition Plan

July 2022

Institute for Human Centered Design

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Background

Hollis Playground is located at 482 Washington Street. It has one (1) entrance on its south side which is accessible and one (1) entrance on its east side which is not accessible. Amenities include walkways, benches, picnic tables, a water fountain and the play elements within the playground. A parking lot is provided on the south side of the of the playground with 40 parking spaces that are used primarily for school and playground visitors. There are also two (2) standard accessible and one (1) van accessible parking spaces located near the accessible south entrance to the playground. A basketball court is located to the southeast of the playground as well.

Key Accessibility Issues

Playground

Accessibility issues include lack of an accessible route around the playground and lack of an impact-attenuating accessible surface to and around the play components. A drinking fountain for seated users is provided but it is not in operable working condition and there is a lack of a drinking fountain for standing users.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

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 a 48” min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table in the park in a manner that is substantially similar to what is shown in Figure 1.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park in a manner that is substantially similar to what is shown in Figure 2.

Figure 1: Showing a stable, firm and slip-resistant surface around a picnic table to allow a person in a wheeled mobility device to maneuver around the picnic table.

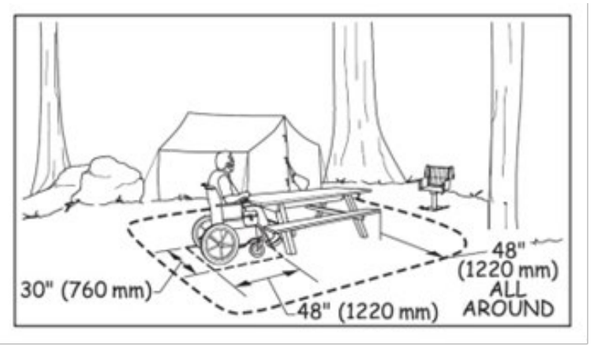
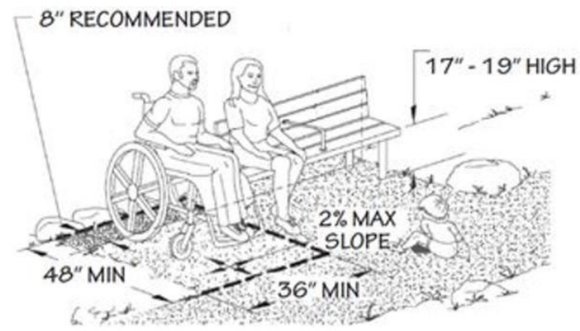


Figure 2: Showing a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.



Hollis Playground

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Additional Access											
Drinking Fountains											
1	Playground	Ext.		Drinking Fountains	Low		Operable parts malfunctioning	-	Repair or replace drinking fountain to ensure operable parts can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
2	Playground	Ext.		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	
Play and Sport Areas											
Play Areas											
3	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided to play components	- -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface to and around the play components.	1	
4	Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground	-	Provide an accessible route around the play area.	1	

Hollis Playground

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
5	Playground	Ext.		Play Areas	N/A		Accessible route not provided to play components Surface not stable, firm, and slip-resistant	- -	Provide a compliant impact-attenuating surface to and around the play components. Repair surface and ensure that surface is firm, stable and slip-resistant (to areas around play components).	1	
	Court										
6	Basketball	Ext.		Court	Basketball		No accessible route between all areas of sport activity Court is not connected to an accessible route	- -	Provide an accessible route to the court. Install an accessible route between all areas of sport activity.	1	
	Best Practice										
	Bench										
7	Playground	Ext.		Bench	N/A				Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in the park in a manner that is substantially similar to what is shown in Figure 2 in the narrative report.	1	
	Picnic Table										
8	Playground	Ext.		Picnic Table	N/A				Recommend providing a 48" min. stable, firm and slip resistant surface around at least one accessible picnic table in the park in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	

Jonas Perkins Park

Town of Braintree

ADA Transition Plan

July 2022

Institute for Human Centered Design

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617-695-1225 voice/ tty

Background

Jonas Perkins Park is located northeast of 22 Liberty Street. It has one (1) entrance on the west side that is accessible, and amenities include benches. A small parking lot is provided on the west side of the site with six (6) parking spaces.

Key Accessibility Issues

Exterior Routes
Accessibility issues include lack of an accessible route to the trash can near the parking lot and the bench near the main street.

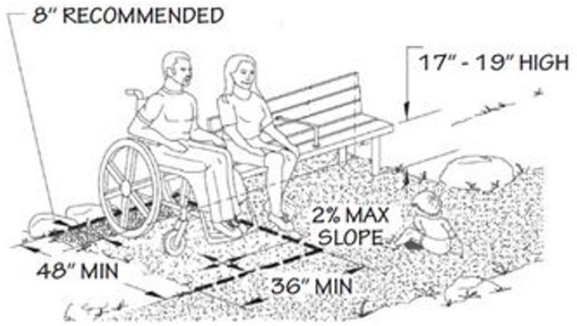
Parking Lot
Accessibility issues at the parking lot include an access aisle with a cross slope greater than 2%.

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 a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area that has benches in a manner that is substantially similar to what is shown in Figure 1.

Figure 1 shows a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned:



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Parking Lot	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the trash bin.	1	
2	Park Bench	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the bench.	1	
Off-Street Parking Lot or Garage											
3	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated van accessible spaces Access aisle not compliant	6 1 4.2%	Provide a marked access aisle with a cross slope no more than 2%.	1	
Best Practice											
4	Park Bench	Ext.						-	Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area that has benches in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	

Leon Harris Playground

Town of Braintree

ADA Transition Plan

July 2022

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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617-695-1225 voice/ tty

Background

Leon Harris Playground is located at the intersection of Elmlawn Road and Perry Road. It has one (1) entrance on its southeast side. Amenities include a picnic table, a basketball court, and a playground, all of which is bordered by a fence.

Key Accessibility Issues

Exterior Routes
Accessibility issues include lack of an accessible entrance from the road due to an excessive running slope.

Playground
Accessibility issues include lack of an impact-attenuating accessible surface to, under and around some play components. (While some play components can be reached by a route that includes poured in place rubber, other play components such as a slide and swing are completely surrounded by engineered wood fiber (EWF).) Also, the ramp at one play component has a running slope that is greater than the maximum allowed.

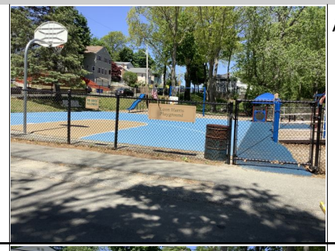
Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

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 a marked accessible street parking space near the main entrance once the main entrance has been made accessible with a sign that has the International Symbol of Accessibility (ISA) at the head of the space. The sign should be mounted so that it is 60" min. above the ground measured to the bottom of the sign and 96" max. above the ground measured to the top of the sign.

Leon Harris Playground

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Approach and Entrance										
Exterior Access Route										
1	Playground Entry	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Accessible route not provided	14% -	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route is provided.	1
Play and Sport Areas										
Play Areas										
2	Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground	-	Provide an accessible route around the entire inside-the-fence boundary of the playground that is at least 48" wide.	1
3	Playground	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to, under and around all of the play components in the playground.	1
4	Playground	Ext.		Play Areas	N/A		Running slope of ramps at ground level > 1:16 (6.25%)	9.2%	Rebuilding the ramp so that the ramp run is no steeper than 1:16 (6.25%) might be technically infeasible. Reduce the ramp's running slope to the lowest slope possible relative to the maximum allowed 6.25%.	1
Best Practice										

Leon Harris Playground

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Accessible Street Parking Space											
5	Playground	Ext.		Accessible Street Parking Space	N/A				Recommend providing a marked accessible street parking space near the main entrance once the entrance has been made accessible with a sign that has the International Symbol of Accessibility (ISA) at the head of the space. The sign should be mounted so that it is 60" min. above the ground measured to the bottom of the sign and 96" max. above the ground measured to the top of the sign.	1	

Mattulina Park

Town of Braintree

ADA Transition Plan

August 2022

Institute for Human Centered Design

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Background

Mattulina Park is located at approximately 74 East Boscobel Street. East Boscobel Street runs along the park's northern side, Kendall Avenue runs along the park's eastern side, and trees form a border on the other sides of the park. A fence surrounds the park's perimeter except for five (5) entry points, three (3) on the northern side and two (2) on the eastern side. Only the entrance near the basketball court on the northern side is accessible. Amenities include benches, a picnic table, a playground, a basketball court and a softball field.

Key Accessibility Issues

<u>Exterior Routes</u>
Accessibility issues include lack of an accessible route to park amenities including to benches, a picnic table a bike rack and to both the boundary of sport activity and the player seating at a softball field.

<u>Playground</u>
Accessibility issues include lack of an accessible route to and around the playground and lack of a compliant impact-attenuating accessible surface to, under and around play components.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Additional Accessibility Issues

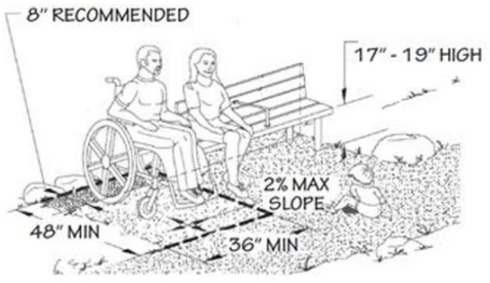
- Lack of a picnic table with the minimum required knee and toe clearance.

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, near the park entry by the basketball court, providing a marked accessible parking space with a sign that has the International Symbol of Accessibility (ISA) at the head of the space. The sign should be mounted so that it is 60" min. above the ground measured to the bottom of the sign and 96" max. above the ground measured to the top of the sign, and the space should not block the park entry.
- Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park at each location where benches are provided in a manner that is substantially similar to what is shown in Figure 1.

Figure 1: Shows a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Access to Goods and Services											
Operable Parts											
1	Near Home Plate at the Softball Field	Ext.		Operable Parts	Other		Element not on an accessible route	- -	Ensure that the bike rack is located on an accessible route.	1	
Picnic Tables											
2	Picnic Table by Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	Provide at least 1 picnic table (or ensure that 5% of picnic tables) have toe and knee clearance. Ensure that the picnic table is connected to an accessible route.	1	
Exterior Benches											
3	Bench by Park Swing	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to at least one bench in this area.	1	
Play and Sport Areas											
Play Areas											
4	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components No compliant transfer system	- - - -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface to and around the play components.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
5	Swing by Basketball	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components	- - -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface to and around the play components.	1	
6	Swing by Softball	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components	- - -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface to and around the play components.	1	
	Field										
7	First and Third Base Side of Softball Field	Ext.		Field	Softball		Accessible spaces not provided at team seating	-	Provide a 36" x 48" stable and firm clear floor space at team seating on both the first and third base sides of the softball field.	2	
8	Softball Field	Ext.		Field	Softball		Field not connected to an accessible route	-	Provide an accessible route to the softball field and to team seating on the first and third base sides.	1	
	Best Practice										
	Accessible Parking										
9	By Entry Near Basketball Court	Ext.		Accessible Parking	N/A				Recommend, near the park entry by the basketball court, providing a marked accessible street parking space with a sign that has the International Symbol of Accessibility (ISA) at the head of the space. The sign should be mounted so that it is 60" min. above the ground measured to the bottom of the sign and 96" max. above the ground measured to the top of the sign, and the space should not block the park entry.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Bench										
10	Bench by Park Swing	Ext.		Bench	N/A				Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park at each location where benches are provided.	1	

Noah Torrey Park

Town of Braintree

ADA Transition Plan

August 2022

Institute for Human Centered Design

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Background

Noah Torrey Park is located adjacent to a parking lot at 90 Pond Street with Fairview Avenue running along its western border. The park can be entered either from the parking lot on its north side or from Fairview Avenue. Amenities include benches, picnic tables, a playground, and a basketball court.

Key Accessibility Issues

Exterior Routes

Accessibility issues include lack of an accessible route from either of the two (2) entry points to any of the park amenities due to an excessive change in level at both entry points and due to a grass or dirt surface at, surrounding or under all amenities that is not firm, stable or slip resistant. Amenities not connected to an accessible route include the basketball court, the picnic tables, the benches and the playground.

Parking

If park visitors are allowed to use the parking lot on the north side of the park, accessibility issues include lack of a van accessible parking space located at the edge of the park with a marked access aisle and a sign with the International Symbol of Accessibility and the designation “Van Accessible”.

Playground

Accessibility issues include lack of an accessible route to and around the playground and lack of a compliant impact-attenuating accessible surface to, under and around play components.

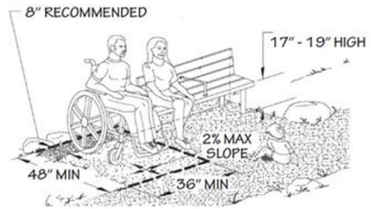
Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

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.

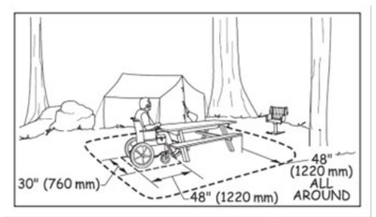
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park at each location where benches are provided in a manner that is substantially similar to what is shown in Figure 1.

  Figure 1: Shows a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.



- Recommend providing a 48” min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table located on an accessible route at each location where picnic tables are provided in the park in a manner that is substantially similar to what is shown in Figure 2.

  Figure 2: Shows a stable, firm and slip-resistant surface around a picnic table to allow a person in a wheeled mobility device to maneuver around the picnic table.



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Entry at Fairview Avenue	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	2”	Alter change in level to be 1/4" high max. If park visitors are not allowed to use the parking lot on the north side of the field, then provide an accessible route from this location to all park amenities.	1	
Off-Street Parking Lot or Garage											
2	Parking Lot at South Side of Park	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:50 (2.00%) Access aisle not provided Sign not provided	- - - 3.2% - -	If park visitors use this parking lot, provide at least one compliant van accessible parking space by the park with a marked access aisle, each 96" wide min. Include a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible" at the head of the space mounted 60" min. measured to the bottom of the sign and 96" max. measured to the top of the sign.	1	
Access to Goods and Services											
Picnic Tables											
3	By Basketball	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	Provide at least 1 picnic table (or ensure that 5% of picnic tables) have toe and knee clearance. Ensure that the picnic table is connected to an accessible route.	1	
Exterior Benches											
4	By Basketball Along Fairview Avenue	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Relocate at least one bench to an accessible route or provide an accessible route to at least one bench in this area.	1	
Play and Sport Areas											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Play Areas										
5	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components	- - -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface to and around the play components.	1	
	Court										
6	Basketball	Ext.		Court	Basketball		Court is not connected to an accessible route	-	Provide an accessible route to the boundary of sport activity at the basketball court.	1	
	Best Practice										
	Bench										
7	By Basketball Along Fairview Avenue	Ext.		Bench	N/A				Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park at each location where benches are provided.	1	
	Picnic Table										
8	By Basketball Court	Ext.		Picnic Table	N/A				Recommend providing a 48” min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table in the park at each location where picnic tables are provided.	1	

Penniman Park

Town of Braintree

ADA Transition Plan

July 2022

Institute for Human Centered Design

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Background

Penniman Park is located north of 71 Cleveland Avenue. Amenities include walkways, one (1) basketball court and one (1) playground. There is a walkway between the basketball court and playground that is not accessible. The playground has one (1) entrance on the west side and one (1) entrance on the south side, neither are accessible. The basketball court has one (1) entrance on the east side that is not accessible. A large parking lot is provided on the southwest side of the site with 50 spaces.

Key Accessibility Issues

Exterior Routes
Accessibility issues include lack of an accessible route to the basketball court and playground.

Parking Lot
Accessibility issues at the parking lot include lack of one (1) standard accessible parking space, one (1) van accessible parking space, signage, and access aisles.

Playground
Accessibility issues include lack of accessible route to play components, and lack of accessible route around the playground.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Path to Basketball in Playground From Parking	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	8.1%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
2	Largely Accessible Path to the Playground	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	5.5%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
3	Route to Basketball	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	8.9%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	
4	Path to Playground	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	14.3%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	
5	Path to Playground From School	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	15.4%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Path to Basketball in Plaground From Parking	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	.5"	Alter change in level to be 1/4" high max.	1	
7	Largely Accessible Path to the Playground	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1.5"	Alter change in level to be 1/4" high max. Ensure that the stone dust path is maintained at the transition to asphalt.	1	
Off-Street Parking Lot or Garage											
8	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible" Total # of designated accessible parking spaces Total # of designated van accessible spaces	37 0 0 - - -	Provide 1 car accessible space. Provide 1 van accessible space. Provide a marked access aisle that is at least 60" wide or 96" wide depending on the width of the van accessible space. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
Play and Sport Areas											
Play Areas											
9	Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground Accessible route not provided to play components	- -	Provide an accessible route around the playground. Provide a compliant impact-attenuating surface to and around the play components.	1	

Smith Beach

Town of Braintree

ADA Transition Plan

August 2022

Institute for Human Centered Design

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Background

Smith Beach is located west of 180 Edgehill Road. Two (2) openings in a fence running along the road provide access to the beach. Amenities include benches, a picnic area, a small parking lot and ocean access.

Note: A drinking fountain on site is inoperable and IHCD team was told it will not be repaired. Similarly, a toilet room structure is on site, but it was fenced off on the day of the survey. The toilet facilities were inoperable, and IHCD team was told that the toilet rooms would not be repaired or opened in the foreseeable future. As a result, the drinking fountain and the toilet rooms were not surveyed.

Key Accessibility Issues

<u>Exterior Routes</u>
Accessibility issues include lack of an accessible entrance due to an excessive running slope at one gate opening and an excessive change in level at other. As the majority of Smith Beach has a surface of beach sand, there is also lack of a stable, firm and slip-resistant surface to the mean high tide level of the ocean.

<u>Parking</u>
Accessibility issues at a parking lot located on the opposite side of Edgehill Road from the beach include lack of a marked access aisle. (A 96” min. wide access aisle should be provided between the two (2) accessible parking spaces so it can be shared by the van accessible and the car accessible parking space.)

Additional Accessibility Issues

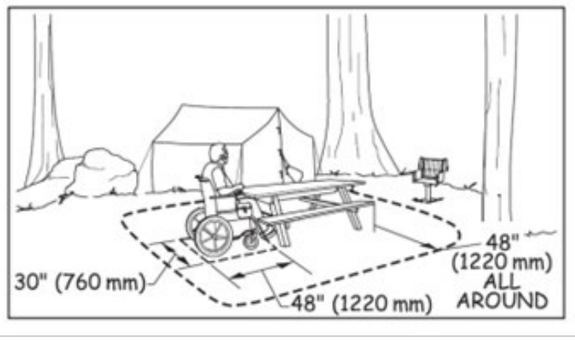
- Lack of an accessible route to at least one (1) bench.
- Lack of an accessible picnic table with knee and toe clearance located on an accessible route.

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 a beach mat 60" wide min. from an accessible entry point by and extending to the mean high tide level of the ocean so visitors with a mobility disability can access the beach and ocean.
- Recommend providing a 48” min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table in a manner that is substantially similar to what is shown in Figure 1.

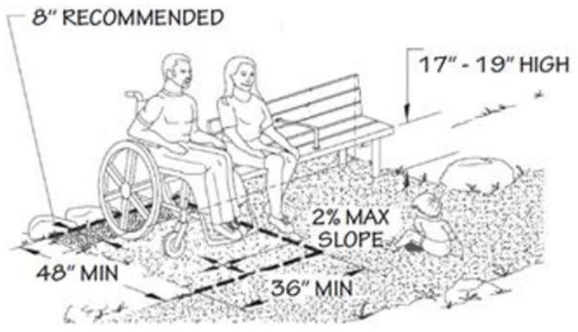
Figure 1: Shows a stable, firm and slip-resistant surface around a picnic table to allow a person in a wheeled mobility device to maneuver around the picnic table.



- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in a manner that is substantially similar to what is shown in Figure 2.

- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park at each location where benches are provided in a manner that is substantially similar to what is shown in Figure 2.

Figure 2: Shows a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.



- Recommend providing an accessible portable toilet located on an accessible route.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Near Entrance	Ext		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	17%	Reduce the running slope to be no steeper than 1:20 (5.00%).	1	
2	Beach Entrance	Ext		Exterior Access Route	Exterior		Accessible route not provided Level changes > 1/4"	1.75” -	Alter the change in level to be 1/4" high max. Ensure an accessible route is provided.	1	
Off-Street Parking Lot or Garage											
3	Parking Lot	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Access aisle not provided Total # of designated accessible parking spaces Total # of designated van accessible spaces	34 1 1	Provide a marked access aisle that is at least 96" wide at the van space. Position access aisle so it can be shared by the car accessible parking space as well.	1	
Access to Goods and Services											
Picnic Tables											
4	Beach	Ext		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route.	2	

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Benches												
5	Near Entrance	Ext			Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area.	1	
Best Practice												
6	Beach	Ext							- -	Recommend providing a 48” min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	
Beach Mat												
7	Beach	Ext			Beach Mat	N/A				Recommend providing a beach mat 60" wide min. from an accessible entry point and extending to the mean high tide level so visitors with a mobility disability can access the beach and the water.	1	
Bench												
8	Near Entrance	Ext			Bench	N/A				Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park at each location where benches are provided in a manner that is substantially similar to what is shown in Figure 2 in the narrative report.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Picnic Table										
9	Beach	Ext			Picnic Table	N/A				Recommend providing a 48” min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table in the park at each location where picnic tables are provided in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	

Watson Park

Town of Braintree

ADA Transition Plan

September 2022

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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Background

Watson Park is located near 9 Gordon Road. Gordon Road runs along the park's north border and the Weymouth Fore River runs along its south side. Six (6) openings in a fence running along the road provide access to the complex along with three (3) openings in the fence at a parking lot near at the park's west end. Limited parking is also available at the park's east end at the end of Gordon Road. Amenities include benches, bike racks, parking, a concession stand, toilet facilities, bleachers, a playground, a basketball court, tennis courts, five (5) baseball fields, and three (3) softball fields. A splashpad and one (1) softball field were observed but were not surveyed because they were in an area that was fenced-off and under construction at the time of the survey.

Key Accessibility Issues

Exterior Routes

Accessibility issues include lack of an accessible route connecting all areas of sport activity and to the boundary of sport activity at the basketball court and tennis courts. There is also lack of an accessible route to the boundary of sport activity and to both bleacher spectator seating and player dugout seating at almost all baseball and softball field locations. The lack of an accessible route is due to issues including lack of a stable, firm and slip-resistant surface, excessive changes in level, excessive running and cross slopes and deteriorated surfaces. The sidewalk along Gordon Road also is narrower than allowed and has deteriorated surfaces in some locations.

Parking

Accessibility issues include excessive cross slopes at the accessible parking spaces and lack of a sign with the designation "Van Accessible" at the van accessible parking space in the parking area near the concession stand at the park's west end. The second parking area at the end of Gordon Road at the park's east end lacks a van accessible parking space and designation sign with the words "Van Accessible", has identification signs with the International Symbol of Accessibility (ISA) mounted lower than allowed, and has a deteriorated surface and deteriorated striping at the accessible spaces.

Playground

Accessibility issues include lack of an accessible route to and around the playground and lack of an impact-attenuating accessible surface to, under and around each unique play component. There is also lack of an accessible route to at least one (1) bench in the playground.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Toilet Rooms

Accessibility issues include signs that lack braille that are not mounted on the latch side of the entry doors to the men's and women's toilet rooms. The lavatories in both toilet rooms have exposed plumbing that is not wrapped to prevent contact. Both toilet rooms also have grab bars that are mounted lower than allowed, lack 60" clear width at the toilet due to the location of a trash can and lack 72" depth per MAAB, (521 CMR). The men's toilet room also has a urinal that is mounted higher than allowed.

Additional Accessibility Issues

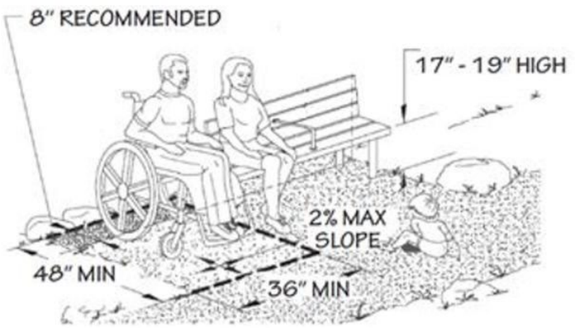
- Bike rack is not on an accessible route.
- Concession stand service counter is higher than allowed.
- Items protrude into the accessible route by the concession stand.
- Lack of the minimum required toe and knee clearance for at least one (1) sink inside the concession stand if that area is used by members of the public.
- Lack of an accessible route to the concession stand entry door and a threshold higher than allowed at the concession stand entry door. These issues should be addressed if the concession stand interior is used by members of the public.
- Lack of a curb ramp by the parking area near the third base side of Debra Steele Field.

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.

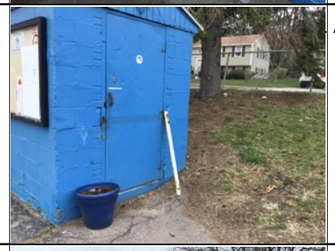
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one (1) bench in the park in each area where benches are provided in a manner that is substantially similar to what is shown in Figure 1.

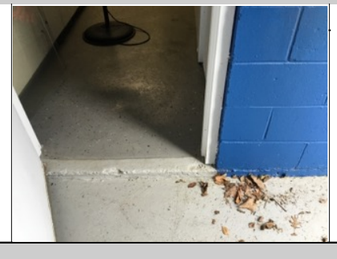
  Figure 1: Shows a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person using a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.



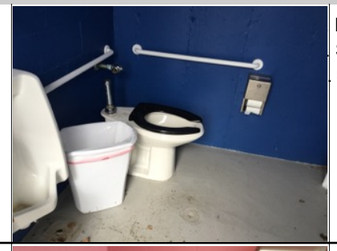
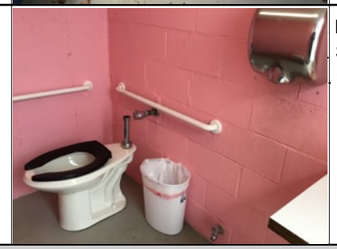
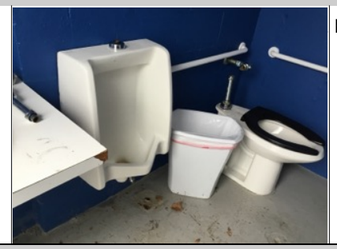
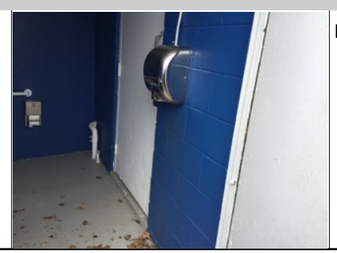
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Delorey Baseball Field First Base Side	Ext		Exterior Access Route	Walkway		Exterior route < 36" wide	25”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
2	Delorey Baseball Field First Base Side	Ext		Exterior Access Route	Walkway		Exterior route < 36" wide Route not maintained in operable working condition Accessible route not provided	34” - -	Ensure that a clear width of 36" min. is maintained at the accessible route. Ensure that the accessible route is maintained in operable working condition.	1	
3	Concessions	Ext		Exterior Access Route	Exterior		Route obstructed by protruding objects	5.5”	Provide a cane-detectable barrier.	1	
4	Concessions	Ext		Exterior Access Route	Exterior		Route obstructed by protruding objects Vertical clearance < 80" above ground	6" 75”	Provide a cane-detectable barrier.	1	
5	Delorey Baseball Field Third Base Side	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	8%	Reduce the cross slope to be no steeper than 1:50 (2.00%).	1	

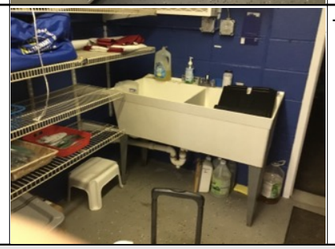
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
6	Delorey Baseball Field Base Side	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	8%	Reduce the cross slope to be no steeper than 1:50 (2.00%).	1
7	To Basketball Court	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	3.7%	Reduce the cross slope to be no steeper than 1:50 (2.00%).	1
8	Gordon Road Sidewalk	Ext		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%) Accessible route not provided Route not maintained in operable working condition	- - - -	Reduce the cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%). Ensure that the accessible route is maintained in operable working condition. Ensure an accessible route is provided.	1
9	Debra Steele 3rd Base Side by Street Accessible Parking	Ext		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	15.6%	Reduce the running slope to be no steeper than 1:20 (5.00%).	1
10	By Delorey Field Bleachers and Home Plate	Ext		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Surface is not stable, firm, and slip-resistant Accessible route not provided	32.4% - -	Reduce the running slope to be no steeper than 1:20 (5.00%). Repair the surface. Ensure an accessible route is provided from park entry at fence. (Reduction of slope may be technically infeasible.)	1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
11	Outside Toilet Rooms	Ext		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter the change in level to be 1/4" high max.	1
12	Concessions	Ext		Exterior Access Route	166		Accessible route not provided	-	If concession stand is used by members of the public, ensure an accessible route is provided.	1
13	Near Playground	Ext		Exterior Access Route	Exterior		Accessible route not provided Route not maintained in operable working condition	- -	Ensure that the accessible route is maintained in operable working condition. Ensure an accessible route is provided.	1
Curb Ramp										
14	Parking Near Debra Steele Field Third Base Side	Ext		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp.	1
Off-Street Parking Lot or Garage										
15	Parking by Concessions	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign does not have the designation "Van Accessible" Running or cross slope at access aisle > 1:50 (2.00%) Running or cross slope at space > 1:50 (2.00%)	36 1 1 4% 4% -	Reduce running or cross slope to be no steeper than 1:50 (2.00%) in all directions Add the designation "Van Accessible" to the sign located at the van accessible space.	1

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
16	Parking at East End of Gordon Road	Ext			Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not compliant Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade Surface not stable, firm, and slip-resistant	40 5 0 - 40” -	Provide a compliant van accessible parking space and access aisle each 96" wide min. Add the designation "Van Accessible" to the sign located at the van accessible space. Mount signs 60" min. and 96" max. above the ground. Repair surface and faded striping.	1	
Access to Goods and Services												
Doors, Doorways, & Gates												
17	Concessions	Ext			Doors, Doorways, & Gates	Other		Threshold > 3/4" high	2”	If concession stand is used by members of the public, alter the threshold to be 3/4" high max.	1	
Signage												
18	Delorey Baseball Field First Base Side	Ext			Signage	Designation		Visual characters < 40" above ground	75”	Mount the sign so that the baseline of the lowest visual character is 40" min. above the finished floor or ground.	1	
19	Outside Toilet Rooms	Ext			Signage	Designation		Sign not located on the latch side of the door Braille not provided	- -	Provide braille on the sign. Locate signs at permanent rooms alongside the door on the latch side.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Service Counter										
20	Concessions	Ext		Service Counter	N/A		Counter > 36" high	40”	Provide a counter that is 36" max. above the ground.	1	
	Benches										
21	Playground	Ext		Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area or relocate one bench on an accessible route.	1	
	Bike Racks										
22	Bike Rack	Ext		Bike Racks	N/A		Bike rack is not connected to an accessible route	-	Ensure bike racks are connected to an accessible route.	1	
	Toilet & Bathing Rooms										
	Lavatory										
23	Men's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath	25.5” -	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
24	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath	25.3” -	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
	Single-User Toilet										
25	Men's Toilet Room	1		Single-User Toilet	N/A		Inadequate maneuvering clearances Side or rear grab bar < 33" or > 36" high Clearance at toilet < 59" clear depth	- 30” 70.5”	Provide a clear floor space that is 60" wide min. and 72" deep min. (MAAB) (Relocate trash can.) Mount grab bars 33"- 36" above the finished floor.	1	
26	Women's Toilet Room	1		Single-User Toilet	N/A		Inadequate maneuvering clearances Side or rear grab bar < 33" or > 36" high Clearance at toilet < 59" clear depth	- 30” 70.5"	Provide a clear floor space that is 60" wide min. and 72" deep min. (MAAB) (Relocate trash can.) Mount grab bars 33"- 36" above the finished floor.	1	
	Urinal										
27	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high	18.7”	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	
	Dispensers										
28	Men's Toilet Room	1		Dispensers	Hand Dryer		Dispenser acts as a protruding object	6.5"	Relocate hand dryer out of circulation path or provide a cane-detectable barrier.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Additional Access											
Sink											
29	Concessions	1			Sink	Other		Toe and knee clearances not provided	-	Ensure there is a 27" knee clearance positioned for a forward approach for at least one sink at the concession stand if the concession stand is used by members of the public.	1	
30	Concessions	1			Sink	Other		Toe and knee clearances not provided	-	Ensure there is a 27" knee clearance positioned for a forward approach for at least one sink at the concession stand if the concession stand is used by members of the public.	1	
Play and Sport Areas											
Play Areas											
31	Playground	Ext			Play Areas	N/A		Accessible route not provided around playground	2”	Install an accessible route to and around the playground. (Reduce change in level to 1/4" max.)	1	
32	Playground	Ext			Play Areas	N/A		Accessible route not provided at play components	2"	Provide a compliant impact-attenuating surface to, under and around each unique play components.(Reduce transition to 1/4" max.)	1	

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
33	Playground	Ext			Play Areas	N/A		Accessible route not provided at play components Surface not stable, firm, and slip-resistant	1.5” -	Provide a compliant impact-attenuating surface to, under and around each unique play components. Repair the surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components).	1	
	Field											
34	Delorey Baseball Field Base Side	Ext			Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating.	1	
35	Debra Steele Field Third Base Side	Ext			Field	Softball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" stable, firm and slip-resistant clear floor space at team seating. Provide a stable, firm and slip-resistant accessible route to the team seating.	1	
36	Additional Field 5 Both Baselines	Ext			Field	Softball		Accessible spaces are not provided at team seating Not connected to an accessible-route No accessible route to all areas of sport activity	- - -	Provide a 36" x 48" stable, firm and slip-resistant clear floor space at team seating. Provide a stable, firm and slip-resistant accessible route to the boundary of sport activity at the field.	1	
37	Additional Field 6	Ext			Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route No accessible route to all areas of sport activity	- - -	Provide a 36" x 48" stable, firm and slip-resistant clear floor space at team seating. Provide a stable, firm and slip-resistant accessible route to the boundary of sport activity at the field.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
38	Sheridan Field	Ext		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route No accessible route to all areas of sport activity	- 1.5” -	Provide a 36" x 48" stable, firm and slip-resistant clear floor space at team seating. Provide a stable, firm and slip-resistant accessible route to the sideline seating and the boundary of sport activity at the field.	1
39	Additional Field 4 First Base Side	Ext		Field	Baseball		Accessible spaces are not provided at team seating No accessible route to all areas of sport activity Not connected to an accessible-route	- - 1.5”	Provide a 36" x 48" stable, firm and slip-resistant clear floor space at team seating. Provide an accessible route to the field. Install an accessible route between all areas of sports activity.	1
40	Darosa Field First Base Side	Ext		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 60" stable, firm and slip-resistant clear floor space at sidelines seating.	1
41	Sheridan Field	Ext		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 60" stable, firm and slip-resistant clear floor space at sidelines seating and an accessible route to sideline seating.	1
42	Darosa Field Base Side	Ext		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 60" stable, firm and slip-resistant clear floor space at sidelines seating and an accessible route to the sideline seating.	1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
43	Additional Field 3 Third Base Side	Ext		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	2” -	Provide a 36" x 60" stable, firm and slip-resistant clear floor space at sidelines seating. Provide a stable, firm and slip-resistant accessible route to the sideline seating.	1
44	Additional Field 3 First Base Side	Ext		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 60" stable, firm and slip-resistant clear floor space at sidelines seating. Provide a stable, firm and slip-resistant accessible route to the sideline seating.	1
45	Additional Field 4 First Base Side	Ext		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 60" stable, firm and slip-resistant clear floor space at sidelines seating. Provide a stable, firm and slip- resistant accessible route to the sideline seating.	1
46	Sheridan Field Third Base Side	Ext		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 60" stable, firm and slip-resistant clear floor space at sidelines seating and a stable, firm and slip- resistant route to the sideline seating.	1
47	Delorey Baseball Field 3rd Base Team Seating	Ext		Field	Baseball		Not connected to an accessible-route	6"	Provide an accessible route to team seating.	1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
48	Delorey Baseball Field First Base Side	Ext		Field	Baseball		Not connected to an accessible-route	30"	Provide an accessible route to the field and to team seating. (Widen opening to 32" clear width min. and reduce transition from concrete to 1/4" max.)	1
49	Darosa Field 3rd Third Base Side	Ext		Field	Baseball		Not connected to an accessible-route	3"	Provide a stable, firm and slip-resistant accessible route to the field and to team seating. (Reduce transition from concrete to 1/4" max.)	1
50	Darosa Field First Base Side	Ext		Field	Baseball		Not connected to an accessible-route	32.5"	Provide an accessible route to the field and to team seating. (Widen opening to 32" clear width min. and reduce transition from concrete to 1/4" max.)	1
51	Delorey Baseball Field Base Side	Ext		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide an accessible route to the field. Install an accessible route between all areas of sports activity.	1
52	Additional Field 3	Ext		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide an accessible route to the boundary of sport activity at the baseball field.	1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
53	Additional Field 4 Third Base Side	Ext		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- 2”	Provide a stable, firm and slip-resistant accessible route to the field and reduce transition from concrete to field to 1/4" high max.	1	
	Court										
54	Tennis Courts	Ext		Court	Tennis		Not connected to accessible route	6.6%	Provide an accessible route to the tennis court at the entry.	1	
55	Basketball Court	Ext		Court	Basketball		Not connected to accessible route No accessible route between all areas of sport activity	- -	Provide an accessible route to the court. (Repair deteriorated surface.) Install an accessible route between all areas of sport activity.	1	
	Bleachers										
56	Delorey Baseball Field First Base Side	Ext		Bleachers	N/A		Min. # of designated wheelchair spaces not provided Seats not connected by accessible route	- -	Provide 36" x 60" stable firm and slip-resistant accessible surface for wheelchair spaces at front row of bleachers. Provide an accessible route to the seating area.	1	

Winfield Adams Playground

Town of Braintree

ADA Transition Plan

August 2022

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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617-695-1225 voice/ tty

Background

Winfield Adams Playground is located southwest of 479 Commercial Street, and it has four (4) entrances, two (2) on the northeast side, one (1) on the southeast side, and one (1) on the south side. There are accessibility issues with each entrance. Amenities include a bench, one (1) playground, one (1) basketball court, one (1) baseball/softball field, and one (1) open field. Parking is on the street.

Key Accessibility Issues

Exterior Routes
Accessibility issues include lack of an accessible entrance due to excessive running slopes and lack of curb ramps and a noncompliant landing at one (1) curb ramp.

Playground
Accessibility issues include lack of an accessible route to some play components and around the playground, and lack of a surface that is stable, firm, and slip-resistant.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Additional Accessibility Issues

- Lack of an accessible route to at least one bench by the playground.
- Lack of an accessible route to all areas of sport activity, including between the basketball court and baseball/softball field.
- Lack of an accessible route to the basketball court.
- Lack of an accessible route to the baseball/softball field.
- Lack of accessible spaces provided alongside sidelines seating.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Entry Across From Magnolia Towards Basketball	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	23%	Reducing the running slope to 1:20 (5.00%) is not technically feasible.	1	
Curb Ramp											
2	Entry Across From Magnolia Towards Basketball	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp at intersection.	1	
3	Commercial Street Path to Main Entrance	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp at intersection.	1	
4	Commercial Street Crosswalk With Signal	Ext.		Curb Ramp	Perpendicular		Landing not provided at top of curb ramp	4.7%	Provide landing at top of curb ramp or reconfigure ramp.	1	
Access to Goods and Services											

Winfield Adams Playground

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Benches											
5	Playground	Ext.			Benches	N/A		No accessible route to one bench in this area	3”	Provide an accessible route to at least one bench in this area.	1	
	Play and Sport Areas											
	Play Areas											
6	Playground Swings	Ext.			Play Areas	N/A		Accessible route not provided around playground Accessible route not provided at play components Surface not stable, firm, and slip-resistant	- - ewf	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface under and around the play components. Repair the surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components).	1	
8	Playground Slide	Ext.			Play Areas	N/A		Accessible route not provided around playground Accessible route not provided at play components Surface not stable, firm, and slip-resistant	- - -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface under and around the play components. Repair the surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components).	1	
7	Playground	Ext.			Play Areas	N/A		Accessible route not provided around playground Accessible route not provided at play components Surface not stable, firm, and slip-resistant Not connected to an accessible route	- - 9" lip ewf	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface under and around the play components. Provide an accessible route to play areas. Repair the surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components).	1	

Winfield Adams Playground

ID	Location	Floor		Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Field											
9	Softball/ Baseball Field	Ext.			Field	Softball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route No accessible route to all areas of sport activity	- - -	Provide a 36" x 60" clear floor space alongside each side of sidelines seating. Provide an accessible route to the field. Install an accessible route between all areas of sports activity.	1	

Braintree High School

Town of Braintree
ADA Transition Plan

October 2022

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: 1972

Braintree High School is a four-story building with a lower level (G), first, second and third floor. The school is located at 128 Town Street, and it has four (4) entrances with two (2) main entrances on the north side at Door 1 and Door 6. Door 23 and Door 19 are secondary entrances. Door 19 is an entrance that requires a badge and is used by staff and students. The vertical circulation consists of two (2) elevators and eight (8) sets of stairs which connect all four floors. There are three (3) additional stairs at Exit 24, Exit 28 and near the gym leading to the locker room.

The lower level contains the boys' and girls' locker rooms (with multi-user toilet rooms, showers and team rooms), trainer's room, and instructor's room. There are three (3) accessible exits (Exit 7, Exit 8 and Exit 10).

The first floor contains the cafeteria, gymnasium, auditorium, fitness center, gymnastics room, wrestling room, kindergarten classrooms, preschool classrooms, music rooms, health and wellness, English, social studies, math, science, special education, and ELE classrooms, four (4) boys' and four (4) girls' multi-user toilet rooms, two (2) pre-school multi-user toilet rooms, a single-user toilet room in the gymnasium, main office, nurse's office, school services, physical therapy rooms, occupational therapy rooms, speech rooms, and House 1.

The second floor contains the media center, school services, art, special education, world languages, science, social studies, and ELE classrooms, two (2) boys' and two (2) girls' multi-user toilet rooms, women's toilet room, Strives toilet room, the Bistro, the principal's office and the yearbook room.

The third floor contains the science, world languages, mathematics, business, and special education classrooms, guidance office, learning center, resource center, three (3) boy's and four (4) girls' multi-user toilet rooms, assisted single-user special needs toilet room, House 2, House 3, and the METCO room.

Exterior amenities include a parking lot on the south and north side, bleachers, a press box, concession stand, baseball fields, softball fields, garden, playground, tennis courts, practice soccer field, basketball courts, men's and women's multi-user toilet rooms, boys' and girls' multi-user toilet room, shot put and hammer throw field, and football fields.

Key Accessibility Issues

<u>Exterior Routes</u>
Accessibility issues include routes with excessive running slopes, level changes that are greater than allowed, routes that are not maintained in operable working condition, and curb ramps with transitions that are not flush with the street or lacking a compliant landing. There is also no curb ramp provided to Doors 18, 19, and the main entrance. Additionally, there is no accessible route provided to the garden, announcer's booth, football bleachers, and to the press box.

<u>Parking Lots</u>
Accessibility issues include excessive running slopes, signs mounted lower than allowed, and lack of a sign that says "Van Accessible" at the van accessible parking space in the parking lot by the tennis courts. In the student parking lot, issues include an access aisle that is narrower than allowed, lack of signage with the International Symbol of Accessibility (ISA), and lack of signage that says "Van Accessible" at the van accessible parking space. At the parking lot near BCAM, issues include lack of one (1) van accessible parking space. Near the boat launch, issues include lack of one (1) van accessible parking space. At the pre-school drop-off area parking lot, issues include a lack of one (1) compliant van accessible parking space and lack of four (4) compliant car accessible parking spaces. Near the front of the school, issues include lack of a marked access aisle for the van accessible parking space, signage that is sun-faded and a van accessible parking space access aisle that is narrower than allowed.

<u>Exterior Stairs</u>
Accessibility issues include lack of handrails on both sides and open risers on the stairs leading to the garden. There is also a

lack of required handrail extensions on multiple exterior stairs, and handrails with a noncompliant cross section leading to Door 1, 23, the practice football field, and the gymnasium.

Exterior Ramps
Accessibility issues include excessive running slopes, lack of edge protection and lack of handrails at the ramps leading to Door 19 and from the back lot crosswalk.

Signage
Accessibility issues include signs that lack of raised characters and braille, signs not placed on the latch side of door, lack of directional signage that points users towards the nearest accessible toilet room, lack of accessible signage at the main entrance, lack of signage with the International Symbol of Accessibility (ISA) at accessible toilet rooms, signage that lacks the required clear floor space at the sign, lack of signage with the illuminated International Symbol of Accessibility (ISA) at accessible exits, lack of accessible floor designation signs in stairways, lack of tactile exit signs at most exits, and lack of directional signs that point users towards the nearest accessible exit.

Dining and Work Surfaces
Accessibility issues include lack of toe and knee clearances at tables in the front of the school, the Bistro, business and special education classrooms, cafeteria, playground, and near the back parking lot. There is a lack of accessible tables at the playground, near the front of the school, and near the back parking lot. Additionally, there is no accessible route provided to the tables in the playground and near the back parking lot.

Assembly Area
Accessibility issues include lack of three (3) additional wheelchair accessible spaces and lack of the minimum required number of accessible aisle seats in the auditorium, and lack of wheelchair accessible spaces at the bleachers in the gymnasium. There is also no assistive listening system in the auditorium, gymnasium, or media center conference room.

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

Doors
Accessibility issues include lack of the minimum required maneuvering clearance at doors, noncompliant door hardware, doors that require excessive opening force and thresholds that are not beveled.

Interior Route
Accessibility issues include routes obstructed by protruding objects, vertical clearances lower than allowed, and excessive running slopes.

Interior Stairs
Accessibility issues include a lack of required handrail extensions, stair railings with a noncompliant cross section and handrails not provided on both sides of the stairs.

Toilet Rooms
Accessibility issues with toilet rooms include lack of accessible compartments, lack of ambulatory compartments, lack of the required toe and knee clearances at lavatories, lavatories with exposed plumbing underneath, lack of clear floor space at lavatories, mirrors mounted higher than allowed, dispensers not within reach range, lavatory rims higher than allowed, flush controls not located on the open (transfer) side of the toilet, doors with noncompliant hardware, malfunctioning self-close hinges, lack of door pulls at accessible compartments, toilet seats located higher than allowed, lack of rear and side grab bars, rear and side grab bars shorter than allowed, rear and side grab bars located higher than allowed, noncompliant toilet paper dispensers, coat hooks mounted higher than allowed, lack of coat hooks, lack of required clear depth at toilets, lack of clear floor space at paper towel dispensers, dispensers that protrude into the circulation path, and toilet rooms not kept in operable working condition.

Locker Rooms
Accessibility issues include a lack of bench with a back support and lack of a bench that is the required depth in the boys' and girls' locker rooms, lockers with noncompliant hardware in the boys' locker room, lack of the required number of accessible changing rooms in the girls' locker room, and lack of accessible showers in the boys' and girls' locker rooms.

Drinking Fountains
Accessibility issues include a drinking fountain that acts as a protruding object, lack of drinking fountains for standing users and lack of required knee and toe clearances at drinking fountains.

Classroom Sinks
Accessibility issues include sinks lacking knee and toe clearance, sinks with exposed pipes underneath, sinks with counters higher than allowed, lack of required clear floor space sinks, dispensers not within reach range and noncompliant faucets.

Note: If no classrooms in a given grade or a given type of classroom have a sink, an accessible sink is not required to be provided. It is the presence of a sink in a classroom that triggers the requirement of at least one accessible sink in the same classroom or same type of classroom.

Areas of Sport Activity
Accessibility issues include lack of accessible spaces at the team and sidelines seating at the baseball field, soccer field and football bleachers, lack of an accessible route to the baseball fields, practice soccer field, practice football field, baseball batting cages, and to the shot put and hammer throw fields.

Playgrounds
Accessibility issues with playgrounds include lack of an accessible route to and around the playground and to play components within the playground.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with

its regulation requiring an accessible route to each play component and around the playground.

Additional Accessibility Issues

- There are service counters higher than allowed in the media center, at the concession stand, and in the main lobby.
- Required clear floor space is not provided at exercise equipment in the fitness center, at the Bistro, in the trainer's office and in the 3D design room.
- Lack of at least one accessible sink and work surface in the science classroom.
- Lack of accessible route to at least one bench near the baseball field and garden.
- Lack of control panels at the front of the cooktop, freezers located higher than allowed, and lack of clear floor space in front of the refrigerator in the special education classrooms.
- Microwave controls located higher than allowed in the Bistro.

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 designation signage with raised characters and braille on the latch side of the door to all permanent rooms that lack designation signage.
- Recommend providing benches with backrest and armrest for at least one bench at each location where benches are currently provided near the lockers, Gymnasium and in the main entrance lobbies.
- Recommend providing an all-gender sign at the bathroom near Exit 19.
- Recommend providing one room number to identify rooms easily at Classroom 279.
- Recommend relocating one chair to provide a wheelchair accessible space in the principal's office near the media center.
- Recommend removing the chain and installing a bollard so visitors can walk on the most direct route to the basketball and tennis courts.
- Recommend providing a 10" high solid surface (kickplate) on the push side of gates to the playground.
- Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned in a manner that is substantially similar to what is shown in Figure 1.

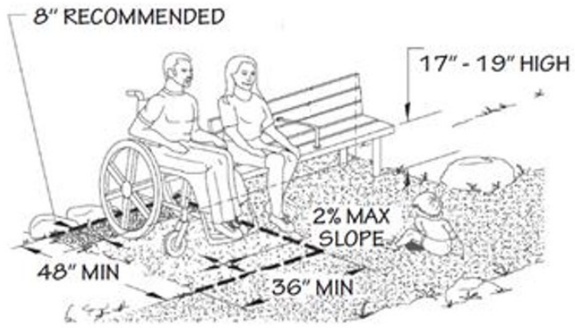


Figure 1

- Recommend providing a stable, firm and slip-resistant surface that is 48" clear on all sides of the picnic table in the playground in a manner that is substantially similar to what is shown in Figure 2.

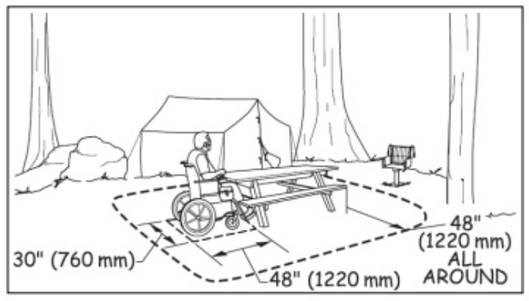


Figure 2

- Recommend providing an accessible route to both sides of the vehicle space that connects to a charging station in order to provide easier access in a manner that is substantially similar to what is shown in Figure 3.

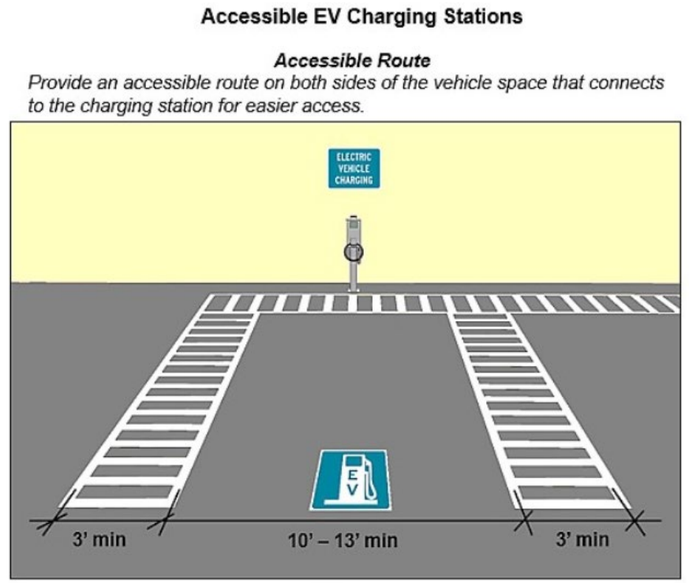
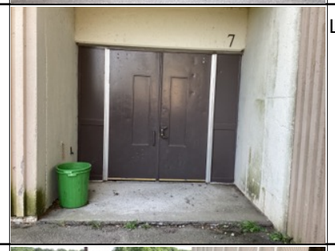
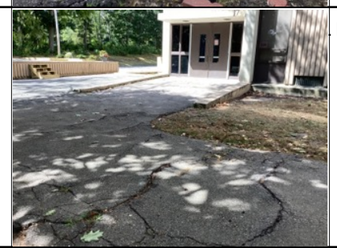
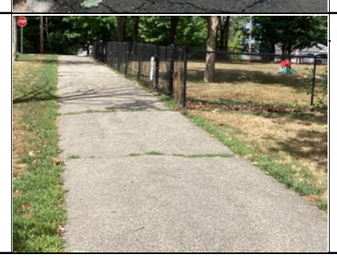


Figure 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	From Back Parking Lot Southwest of School to Crosswalk to School	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	7.2%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	
2	Front Main Student Parking Lot Towards Track and Baseball	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	12%	Reduce running slope to be no steeper than 1:20 (5.00%). (Reduction of running slope might be technically infeasible.)	1	
3	Entry to Men's Multi-User Toilet Room at Concession Stand	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	7%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	
4	Entry to Basketball and Tennis	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Level changes > 1/4"	19.6% 1”	Reduce running slope to be no steeper than 1:20 (5.00%). Alter change in level to be 1/4" high max.	1	
5	Walkway by Door 23 and Main Lobby	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	3”	Alter change in level to be 1/4" high max.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Door 23 Across Lobby From Main Entrance	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	4”	Alter change in level to be 1/4" high max.	1	
7	Exit 7	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	-	Alter change in level to be 1/4" high max.	1	
8	Stair by Gymnasium Entrance	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	3”	Alter change in level to be 1/4" high max. at transition from asphalt to the first stair. (Tripping hazard.)	1	
9	To Door 14 by Parking and Basketball	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	2”	Alter change in level to be 1/4" high max.	2	
10	Main Student Parking Lot Towards Main Entrance	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	

Braintree High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
11	Walkway by Accessible Parking on East Side of Main Student Parking Lot	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
12	Walkway at Door 7 Towards the Track	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
13	To Door 16	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
14	To Door 17	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
15	Playground by Back Parking	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	

Braintree High School

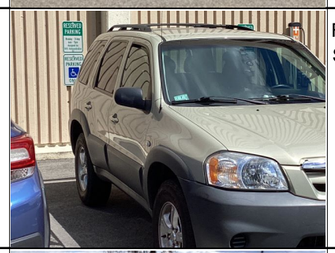
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
16	Tennis Court Entry	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
17	Path by Track to Baseball	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
18	Path to Track and Football	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
19	Front Parking to Front of School	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
20	Front Parking to School by Track	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	

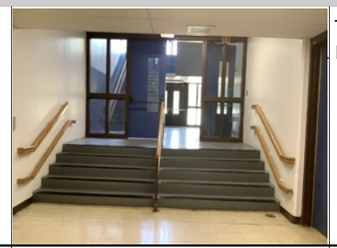
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
21	To Door 28	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
22	Walkway Buy Door 21	Ext.Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
23	Garden by Door 17 and Back Parking	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the garden.	1	
24	Garden by Door 17 and Back Parking	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to and within the garden.	1	
25	Baseball Beyond Track Announcers Booth Behind Home Plate	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the entry door.	1	

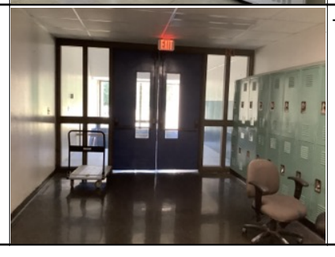
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Football Bleachers By Parking	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure a stable, firm and slip-resistant accessible route is provided to the ramp leading to the bleachers. (Relocate stored items.)	1	
27	Press Box at Main Football Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route such as a lift or limited use limited application (LULA) elevator is provided to the press box.	1	
28	Football Bleachers by Baseball	Ext.		Exterior Access Route	Exterior		Accessible route not provided Level changes > 1/4"	3”	Alter change in level to be 1/4" high max. Ensure an accessible route is provided to ramp.	1	
	Curb Ramp										
29	Crosswalk Towards Door 19	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp at intersection (on the far side).	1	
30	Second Walkway From Back Parking Lot Towards Door 18	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp at intersection.	1	

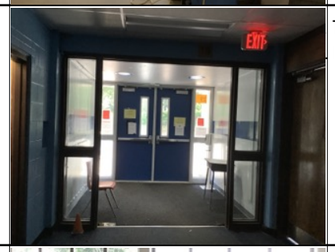
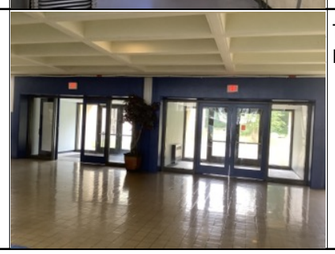
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
31	Walkway From Main Student Parking Lot to Main Entrance	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp at both ends of the crosswalk. (While other crosswalks in this area have curb ramps, this is part of a direct route towards the front entrance where a crosswalk has been provided, so curb ramps should also be provided.)	1	
32	Crosswalk Curb Ramp Leading to Door 18	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush	-	Ensure transition from curb ramp to street is flush or free of changes in level.	1	
33	Curb Ramp at Walkway From Back of School Towards Door 18	Ext.		Curb Ramp	N/A		Landing not provided at top of curb ramp	9.1%	Provide landing at top of curb ramp or reconfigure ramp.	1	
	Off-Street Parking Lot or Garage										
34	Front Student Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle < 60" wide at car/van space	374 1 1 52”	Provide a marked access aisle that is at least 60" wide at the car accessible parking space.	1	
35	BCAM Parking at Side of School	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	8 - -	If used by members of the public provide one compliant van accessible parking space with a sign and marked access aisle at this location.	1	

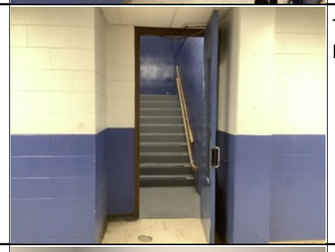
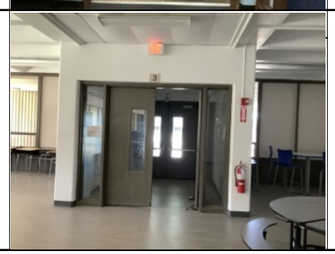
Braintree High School

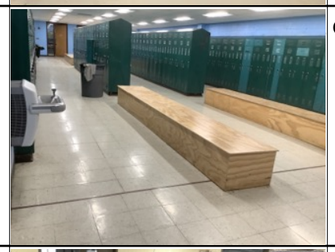
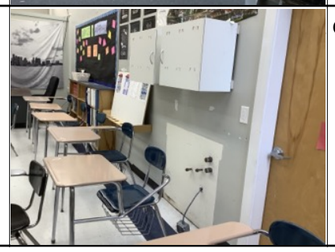
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
36	Back Parking Lot Southwest of School Preschool Drop-off Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	150 - - - - -	Provide one compliant van and four compliant car accessible parking spaces. Provide a marked access aisle that is 60" wide min. at the car accessible spaces and 96" wide min. at the van space. Provide a sign with the International Symbol of Accessibility (ISA) at each accessible parking space. Add the designation "Van Accessible" to the sign located at the van accessible space.	1
37	Parking Across From Boat Launch	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated accessible parking spaces Total # of designated van accessible spaces Total # of parking Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	20 - - -	Provide one compliant van accessible parking space and marked access aisle that are both at least 96" wide. Provide a sign with the International Symbol of Accessibility (ISA) with bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1
38	By the One Accessible Route From the Front Parking to the Front of the School	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle < 96" wide at van space	1 2 60"	Provide a marked access aisle that is at least 96" wide at the van accessible parking space. Replace the sun-faded signs.	1
39	Parking by Tennis and Soccer	Ext.		Off-Street Parking Lot or Garage	N/A		Running or cross slope at space > 1:50 (2.00%) Sign bottom < 60" above finished grade	- 35”	Reduce running or cross slope to be no steeper than 1:50 (2.00%). Locate sign with the bottom of the sign 60" above the ground.	1
40	Van Parking Space on East Side of Main Student Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 60" wide at car/van space Sign not provided Sign does not have the designation "Van Accessible"	45” - -	Provide a marked access aisle that is at least 60" wide if van space is 11' wide or at least 8' wide if van space is also 8' wide. Provide a identification sign with the International Symbol of Accessibility (ISA) mounted 60" min. and 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1

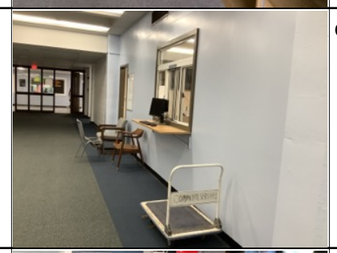
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
41	Parking Northwest Side by Front of School			Off-Street Parking Lot or Garage	N/A		Access aisle < 96" wide at van space	-	Provide a marked access aisle that is at least 96" wide at the three spaces in this location with a van accessible parking sign but an access aisle that is less than 96" wide.	3	
42	Parking by Tennis and Soccer	Ext.		Off-Street Parking Lot or Garage	N/A		Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	53”	Add the designation "Van Accessible" to the sign located at the van accessible space. Locate sign with the bottom of the sign 60" above the ground.	1	
	Passenger Loading Zones										
43	Back Parking Lot Southwest of School Preschool Drop-off Area	Ext.		Passenger Loading Zones	N/A		Sign with ISA not provided (MAAB) Marking not provided at access aisle	- -	If this lot is used as a preschool drop-off area, ensure access aisles are marked so as to discourage parking in them. Provide a sign that includes the International Symbol of Accessibility (ISA) at the head of the space. Locate the sign so that the bottom is 60" min. above the ground and the top is 96" max. above the ground.	1	
	Emergency Exit										
44	To Exit 24, Exit 28	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	2	
45	Girls' Locker Room Near Exit 7, Boys' Locker Room - Exit 8 to Field	G		Emergency Exit	N/A		Threshold > 1/2" high Door requires > 15 lbs. of force to open	1” 27 lbs.	Alter the threshold to be 1/2" high max. Adjust closers of exterior doors so doors do not require more than 15 pounds of force.	2	

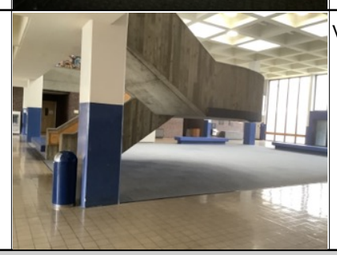
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
46	Exit 20	1		Emergency Exit	N/A		Door requires > 15 lbs. of force to open	23 lbs.	Adjust closers of exterior doors so doors do not require more than 15 pounds of force. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. Recommendation applies to all exterior doors.	-	
Access to Goods and Services											
Means of Egress											
47	Exit 16, Exit 21, Exit 20, Exit 17, Exit 15, Exit 22	1		Means of Egress	N/A		Tactile exit sign not provided	-	At the door leading directly to the outside, 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. Recommendation applies to all exits.	6	
48	Exit 3, Exit 4	1		Means of Egress	N/A		Tactile exit sign not provided	-	At the door leading directly to the outside, 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.	2	
49	Stair to Locker Rooms From Gym	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	
50	Exit 24 to Stair, Exit 28 to Stair, Exit 2, Exit 5	2		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.	4	

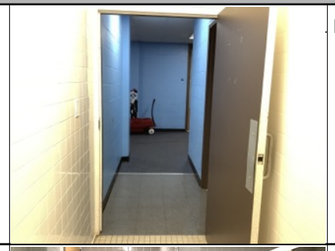
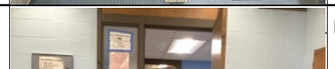
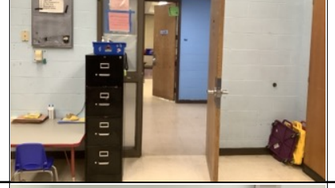
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
51	Exit 16, Exit 21, Exit 20, Exit 17, Exit 15, Exit 22	3, 2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Ensure even the exit numbers are included in the tactile exit signs. Recommendation applies to all exits.	12	
52	Secondary Entrance/ Exit 19	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)		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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
53	Main Entrance/ Exit 1, Gymnasium Entrance/ Exit 6, Exit 14	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	3	
54	Girls' Locker Room Near Exit 7, Boys' Locker Room - Exit 8 to Field, Exit 10	G		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	3	
55	Exit 23	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

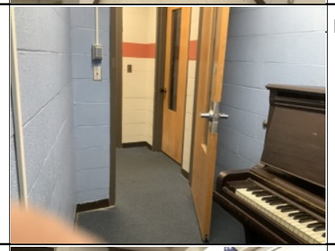
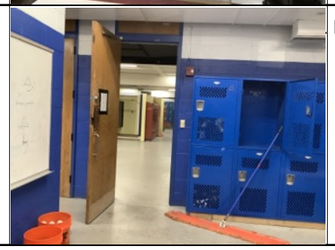
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
56	Stair at Exit 22, Exit 15	G		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	2	
57	Stair to Gym Near Girls' Locker Room	G		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
58	Exit 16, Exit 21, Exit 20, Exit 17, Exit 15, Exit 22	1		Means of Egress	N/A		Floor level designation not provided	-	Provide a sign on the interior of the stairway enclosure indicating the floor level.	18	
59	Exit 17, Exit 20, Exit 16, Exit 21, Exit 22, Exit 15	1		Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility (ISA).	6	
60	Exit 3, Exit 4	1		Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility (ISA).	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Interior Access Route										
61	Exit 17, Exit 20, Exit 16, Exit 15, Exit 21, Exit 2, Exit 5, Exit 22	1		Interior Access Route	N/A		Obstructed by protruding objects	15”	Provide a cane-detectable barrier under the handrail extension.	8	
62	Near Exit 15, Near Exit 21	1		Interior Access Route	N/A		Obstructed by protruding objects	-	Provide a cane-detectable barrier at the drinking fountain.	4	
63	Cafeteria	1		Interior Access Route	N/A		Obstructed by protruding objects	12”	Provide a cane-detectable barrier on each side of the service counter.	1	
64	Main Entrance Lobby	1		Interior Access Route	N/A		Obstructed by protruding objects	8.5”	Provide a cane-detectable barrier on each side of the service counter.	1	
65	Health & Wellness	1	179	Interior Access Route	N/A		Obstructed by protruding objects	13”	Provide a permanent cane-detectable barrier under the white boxes.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
66	Corridor Near 179	1	179	Interior Access Route	N/A		Obstructed by protruding objects	8”	Provide a cane-detectable barrier at the ends of the coat hook holder.	1	
67	Near Exit 15, Near Exit 10, Gymnasium Entrance Lobby, Trainer, Main Office	1, 2, G		Interior Access Route	N/A		Obstructed by protruding objects	7”	Relocate defibrillator out of the circulation path or provide a cane-detectable barrier under the defibrillator.	5	
68	Media Center Near Check Out	2		Interior Access Route	N/A		Obstructed by protruding objects	29”	Provide a cane-detectable barrier on each side of the counter.	1	
69	Media Center - Computer Services	2		Interior Access Route			Obstructed by protruding objects	16”	Provide a cane-detectable barrier on each side of the service counter.	1	
70	Special Education - Bistro	2	285	Interior Access Route	N/A		Obstructed by protruding objects	9”	Provide a cane-detectable barrier on each side of the service counter.	1	

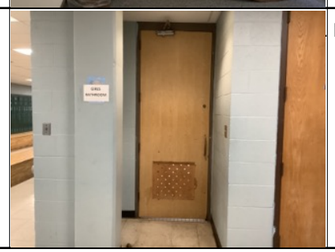
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
71	Learning Center	3	350	Interior Access Route	N/A		Obstructed by protruding objects	7.6”	Relocate paper towel dispenser out of the circulation path.	1	
72	Science	3	370	Interior Access Route	N/A		Obstructed by protruding objects Vertical clearance < 80" above finished floor	16” 67”	Adjust the vertical clearance or consider adding signage that says, "Low Headroom" or provide a cane-detectable barrier underneath the magnifier	1	
73	Auditorium	1		Interior Access Route	N/A		Running slope > 1:20 (5.00%)	17%	It may be technically infeasible to reduce the running slope to an accessible level.	1	
74	Stair at Main Entrance Lobby	1		Interior Access Route	N/A		Vertical clearance < 80" above finished floor	63”	Provide a cane-detectable barrier underneath stair.	1	
	Doors, Doorways, & Gates										
75	Single-User Toilet Room Near Gym	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	50"	Provide an automatic door opener.	1	

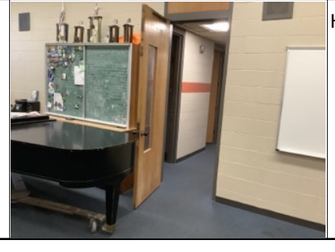
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
76	All Gender Preschool Toilet Room Near Exit 18	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Provide an automatic door opener or leave door open during school operating hours.	1	
77	Preschool Toilet Room Near Exit 28, Exit 24	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	45"	Provide an automatic door opener.	2	
78	OT, ELE Center	1	128, 123	Doors, Doorways, & Gates	Classroom	 	Maneuvering clearance(s) not provided	8”	Relocate file cabinet to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door.	2	
79	Preschool, English, Social Studies, History	1	175, 139, 137, 133	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate trash can to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door.	4	
80	Music Director’s Office	1	195	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Relocate table to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
81	To Auditorium Stage	1	195	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	14”	Provide an automatic door opener.	1	
82	Piano Room	1	197	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	14”	Relocate the piano out of door swing.	1	
83	English Learner Education, Special Education	2	226, 279	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate shelf to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door.	2	
84	House 2, 3 Office/ Assistant Principal, Social Studies, English	3, 2	340, 302, 332, 225	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	Relocate shelf to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door.	4	
85	Boys' Locker Room	G	636	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	10”	Relocate locker to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door.	2	

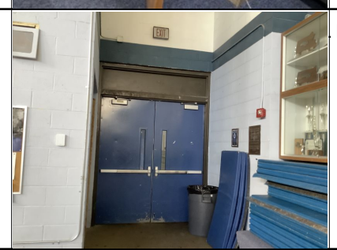
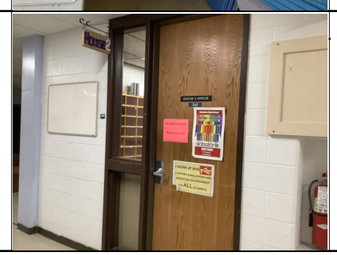
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
86	Nurse's Office	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Relocate table to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
87	Special Services - Transition	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Relocate shelf to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
88	School Services - School Psychologist	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Relocate chair to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
89	School Services - Adjustment	1		Doors, Doorways, & Gates	N/A		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	13" -	Relocate cabinet to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
90	Music Room - Band	1	197	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	13" -	Relocate table to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

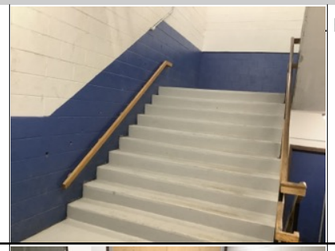
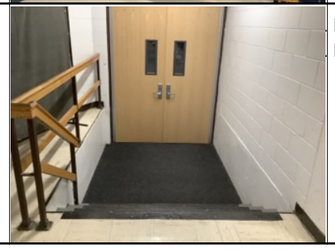
Braintree High School

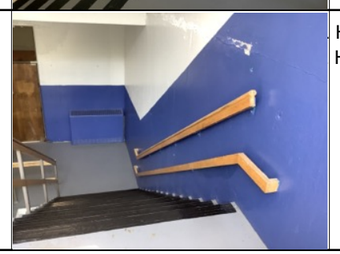
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
91	Yearbook	2	289	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Relocate shelf to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
92	Boys' Locker Room - Coach's Office	G		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Relocate chair to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
93	Instructors	G	649	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	- - 19 lbs.	Relocate trash can to provide maneuvering clearance that is 18" min. parallel to the door on the latch side and 60" min. perpendicular to the door on the pull side of the door. 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	
94	Conference Center	2	MC-30	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open	- 17 lbs.	Relocate table top to provide maneuvering clearance. Adjust closers so doors do not require more than 5 pounds of force to open.	1	
95	Girls' Toilet Room Near Exit 15, Boys' Toilet Room Near Exit 22	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 6"	-	Install an automatic door opener.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
96	Preschool	1	123	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 6”	-	Install an automatic door opener.	1	
97	Women's Toilet Room Near Exit 15	2		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 6”	-	Install an automatic door opener.	1	
98	Girls' Toilet Room Near Exit 15	3		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 6”	-	Install an automatic door opener or ensure the door is always kept open when school is in use.	1	
99	Boys' Toilet Room Near Exit 22	3		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 6”	-	Install an automatic door opener.	1	
100	Music Room - Choir, House 1 - Assistant Vice Principal, Nurse’s Office	1	193	Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	8	

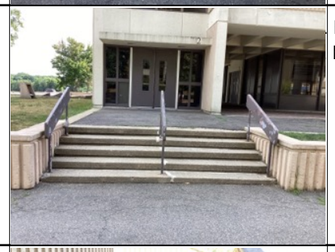
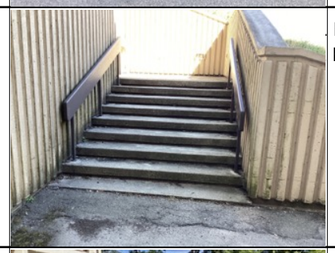
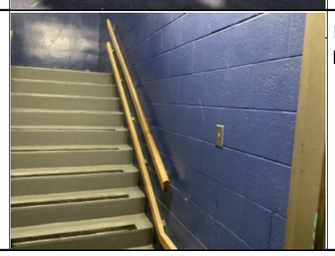
Braintree High School

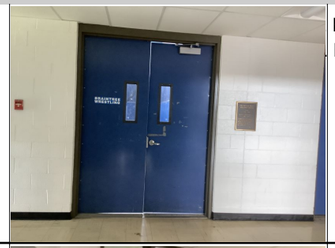
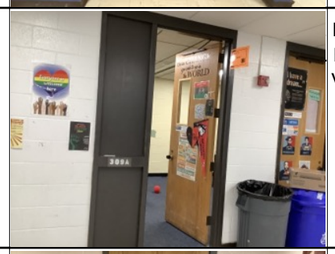
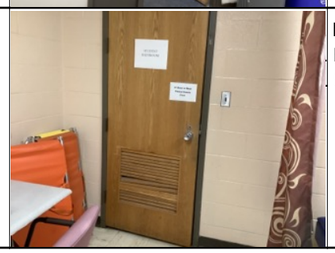
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
101	Summer Special Education, Principal Office Near Media Center	2	MC-15	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	4	
102	House 3 Office/ (Guidance Rooms, Assistant Principal Areas, Career Center)	3	302	Doors, Doorways, & Gates	Classroom		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	26	
103	Guidance, English, Trainer	3, G	336, 323	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	6	
104	Gymnastics Room, Fitness Center, Preschool Toilet Room Near Exit 24, House 1	1		Doors, Doorways, & Gates	N/A		Door requires > 5 lbs. of force to open	20 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.	7	
105	House 2 Office/ Assistant Principal	3	340	Doors, Doorways, & Gates	Office		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	

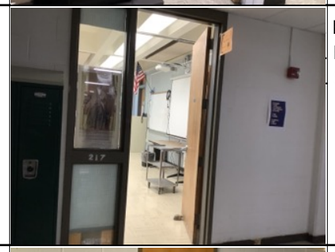
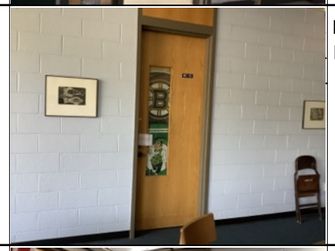
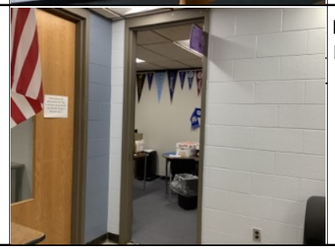
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
106	Girls' Locker Room	G	603, 604	Doors, Doorways, & Gates	Other		Door requires > 5 lbs. of force to open	35 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	2	
	Ramps										
107	Walkway From Back Lot Crosswalk to School	Ext.		Ramps	Other		Running slope >1:12 (8.33%) Handrails not provided at both sides if rise is > 6" Edge protection < 4" high No lower handrail 18"-20" high provided	10.7% - - -	Reduce running slope to be no steeper than 1:12 (8.33%). Provide handrails on both sides. Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the ground surface. Provide a lower handrail between 18" to 20" high.	1	
108	Walkway From Back Lot Towards Door 19	Ext.		Ramps	Other		Running slope >1:12 (8.33%) Handrails not provided at both sides if rise is > 6" Edge protection < 4" high No lower handrail 18"-20" high provided	23% - - -	Reduce running slope to be no steeper than 1:12 (8.33%). (Repair to this ramp might be technically infeasible.) Provide handrails with 1 -1/4" to 1-1/2" circular cross sections on both sides of ramp. Provide a lower handrail between 18" to 20" high. Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the ground.	1	
	Stairways										
109	Near Exit 10	G		Stairways	Other		Handrail not provided on both sides	-	Provide handrail on the left side.	1	
110	Stairs to Auditorium	1		Stairways	Other		Handrail not provided on both sides Handrails do not extend 12" from stairs	- -	Provide handrail on each side. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
111	Exit 28	2		Stairways	Other		Handrail not provided on both sides Handrails do not extend 12" from stairs	- -	Provide handrail on each side. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
112	Auditorium - Stage	1		Stairways	Other		Handrail not provided on both sides Handrails do not extend 12" from stairs Handrails have non-compliant cross section	- 8.5” -	Provide handrail on one side. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide handrails with 1 1/4" - 2" circular cross sections.	2	
113	Garden by Door 17 and Back Parking	Ext.		Stairways	Egress		Handrail not provided on both sides Stair has open risers		Provide handrails on both sides of stair. Ensure stairs have closed risers.	1	
114	To Exit 24	1		Stairways	Egress		Handrails do not extend 12" from stairs Handrails have non-compliant cross section	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide handrails with 1 1/4" - 2" circular cross sections.	1	
115	Stair at Exit 20, Exit 17, Exit 22	3, 2, 1, G		Stairways	Egress		Handrails do not extend 12" from stairs Handrails have non-compliant cross section	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide handrails with 1 1/4" - 2" circular cross sections.	8	

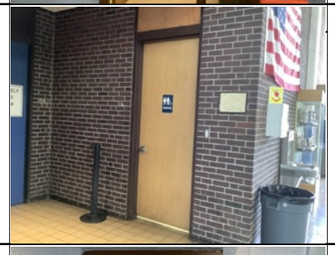
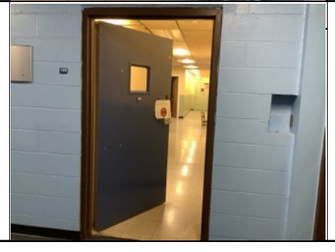
Braintree High School

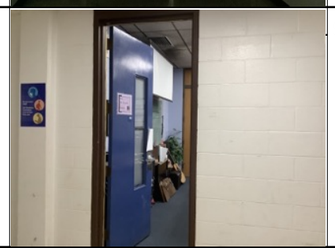
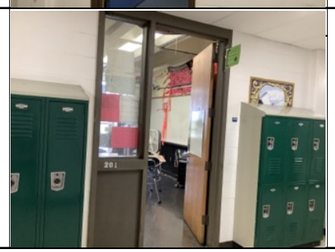
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
116	Door 1 Main Entrance	Ext.		Stairways	Other		Handrails do not extend 12" from stairs Handrails have non-compliant cross section	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide handrails with 1 1/4" - 2" circular cross sections.	1	
117	Stairs by Door 23	Ext.		Stairways	Other		Handrails do not extend 12" from stairs Handrails have non-compliant cross section		Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide handrails with 1 1/4" - 2" circular cross sections.	1	
118	Stairs by Door 7 and a Practice Football Field Leading to the Gymnasium	Ext.		Stairways	Other		Handrails do not extend 12" from stairs Handrails have non-compliant cross section		Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide handrails with 1 1/4" - 2" circular cross sections.	1	
119	Stairs From Gymnasium Towards Front Parking Lot	Ext.		Stairways	Other		Handrails do not extend 12" from stairs Handrails have non-compliant cross section	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide handrails with 1 1/4" - 2" circular cross sections.	1	
120	Stair to Gym Near Girls' Locker Room	G		Stairways	Other		Handrails do not extend 12" from stairs Handrails have non-compliant cross section	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide handrails with 1 1/4" - 2" circular cross sections.	2	

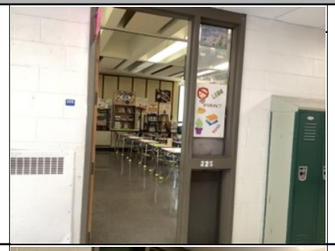
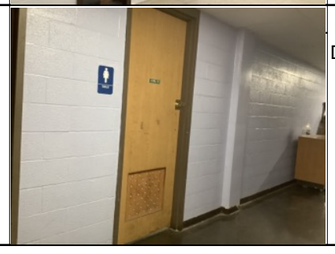
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Signage										
121	Braintree Wrestling, Music Room - Band, School Services	1	197	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	3	
122	Fine Art Room, Special Education	2	295, 279	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	2	
123	Boys' Locker Room, Girls' Locker Room, Trainer	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	3	
124	METCO	3	309A	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Visual characters < 40" above ground	- - -	Provide text with raised characters duplicated in braille on sign. Mount the sign so that the baseline of the lowest visual character is 40" min. above the finished floor or ground.	1	
125	Nurse’s Office - Toilet Room, Girls' Toilet Room Near Exit 15, Special Services	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	3	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
126	Toilet Room Near Exit 21, Toilet Room Near Exit 19, Preschool Toilet Room Near Exit 16	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door Directional sign to access. toilet not provided	- - - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side. Install a sign indicating the location of the nearest accessible toilet room.	3	
127	Speech, ELE Center, Instructors	1 , G	123, 649	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side. Ensure at the sign to provide a clear floor space of 18" min. by 18" min.	3	
128	Social Studies, Special Education, Yearbook	2	217, 279, 289	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	3	
129	Summer Special Education, Media Center - Conference Room, Conference Center	2	MC-15, MC-17, MC-30	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	3	
130	Guidance Center - Mr. Mazza, Ms. Thomas, School Psychologist	3		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	8	

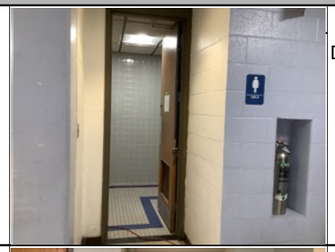
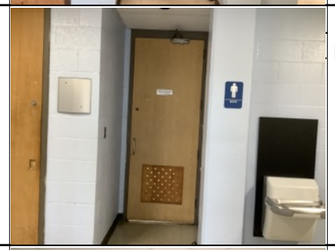
Braintree High School

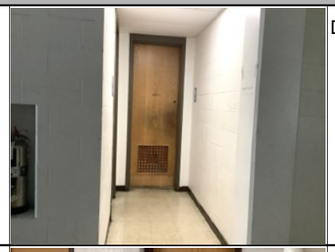
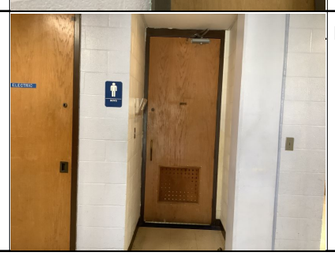
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
131	Science, World Language, Mathematics, Learning Center, Guidance	3	370, 365, 361, 350, 336	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	5	
132	Main Entrance/ Exit 1, Gymnasium Entrance Exit 6	1		Signage	Designation		Raised characters < 48" or > 60" above ground Braille not provided on sign Sign not located on the latch side of the door	- - -	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. Provide braille on the sign. Locate the sign at permanent rooms alongside the door on the latch side.	2	
133	OT	1	128	Signage	Designation		Braille not provided on sign Sign not located on the latch side of the door	- -	Provide braille on the sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
134	Single-User Toilet Room Near Gym	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
135	Preschool	1	123, 116	Signage	Designation		Sign not located on the latch side of the door		Locate the sign at permanent rooms alongside the door on the latch side.	2	

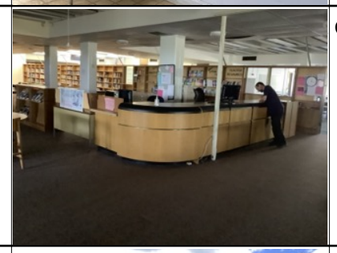
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
136	Social Studies, Special Education, History, Science, PT, Tutoring	1	137, 135, 133, 130, 126, 125	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	6	
137	Math, English	1	143, 139	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	2	
138	Gymnastics Room, Music Room - Choir , Health & Wellness	1	193, 179	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	3	
139	Music Director’s Office, Preschool, House 1	1	195, 175	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	3	
140	World Language, Science, Special Education	2	201, 202, 221, 223	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	4	

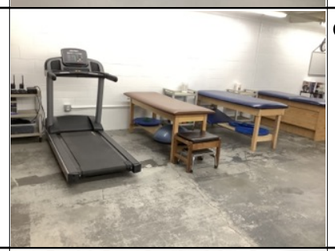
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
141	English, English Learner Education, Aquarium, Art & Design - Graphic Design	2	225, 226, 229, 277	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	4	
142	Music Room, Special Education - Bistro, Art & Design - Photography	2	283, 285, 291	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	3	
143	Special Education, House 3 Office/ Assistant Principal, Social Studies	3	335, 302, 332	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	3	
144	Learning Center/ Resource Center, Business, Guidance Office	3	368, 363	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	3	
145	Girls' Toilet Room Near Room 285	2		Signage	Designation		Sign not located on the latch side of the door Directional sign to access. toilet not provided	- -	Locate the sign at permanent rooms alongside the door on the latch side. Install a sign indicating the location of the nearest accessible toilet room.	1	

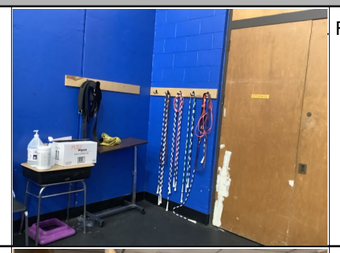
Braintree High School

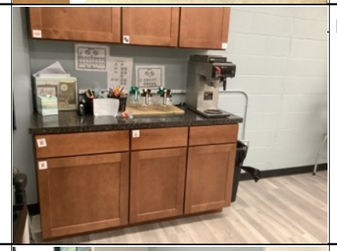
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
146	Girls' Toilet Room Near Exit 21	3		Signage	Designation		Sign not located on the latch side of the door Directional sign to access. toilet not provided	- -	Locate the sign at permanent rooms alongside the door on the latch side. Install a sign indicating the location of the nearest accessible toilet room.	1	
147	Boys' Toilet Room Near Exit 22	1		Signage	Designation		Sign not located on the latch side of the door International Symbol of Acc. not provided	- -	Locate the sign at permanent rooms alongside the door on the latch side. Replace the sign with a sign containing the International Symbol of Accessibility (ISA).	1	
148	Boys' Toilet Room Near Exit 22, Women's Toilet Room Near Exit 15	2		Signage	Designation		Sign not located on the latch side of the door International Symbol of Acc. not provided	- -	Locate the sign at permanent rooms alongside the door on the latch side. Replace the sign with a sign containing the International Symbol of Accessibility (ISA).	2	
149	Media Center	2		Signage	Designation		Sign not located on the latch side of the door Signage lacks 18" by 18" clear floor space	- -	Locate the sign at permanent rooms alongside the door on the latch side. Ensure to provide a clear floor space of 18" min. by 18" min.	1	
150	Nurse's Office - Toilet Room 2	1		Signage	Directional		Directional sign to access. toilet not provided		Install a sign indicating the location of the nearest accessible toilet room.	1	

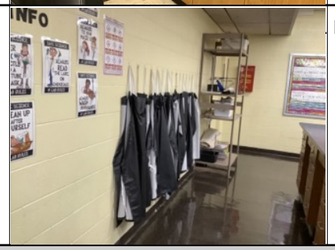
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
151	Girls', Boys' Toilet Room Near Room 221	2		Signage	Designation		Directional sign to access. toilet not provided	-	Install a sign indicating the location of the nearest accessible toilet room.	2	
152	Boys' Toilet Room Near Room 363, Girls' Toilet Room Near Room 355	3		Signage	Directional		Directional sign to access. toilet not provided	-	Install a sign indicating the location of the nearest accessible toilet room.	2	
153	Boys' Toilet Room Near Exit 16, Girls' Toilet Room Near Exit 17	3		Signage	Directional		Directional sign to access. toilet not provided	-	Install a sign indicating the location of the nearest accessible toilet room.	2	
154	Strive (Special Education) Toilet Room Near Exit 24	2		Signage	Designation		International Symbol of Acc. not provided	-	Replace the sign with a sign containing the International Symbol of Accessibility (ISA). Recommend updating sign to "All Gender Toilet Room".	1	
155	Boys' Toilet Room Near Exit 22	3		Signage	Designation		International Symbol of Acc. not provided	-	Replace the sign with a sign containing the International Symbol of Accessibility (ISA).	1	

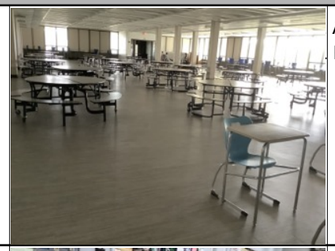
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
156	Main Office	1		Signage	Designation		Signage lacks 18" by 18" clear floor space	13.5”	Relocate defibrillator to provide a clear floor space of 18" min. by 18" min.	1	
157	Strives (Special Education) Toilet Room Near Exit 24	2		Signage	Designation		Signage lacks 18" by 18" clear floor space	-	Relocate furniture to provide a clear floor space of 18" min. by 18" min. at the sign.	1	
	Service Counter										
158	Main Entrance Lobby	1		Service Counter	N/A		Counter > 36" high	38”	Provide a counter that is 36" max. above the ground or finished floor.	1	
159	Media Center	2		Service Counter	N/A		Counter > 36" high	40.5”	Provide a counter that is 36" max. above the ground or finished floor.	1	
160	Concession Stand	Ext.		Service Counter	N/A		Counter > 36" high	46”	Provide a counter that is 36" max. above the ground or finished floor.	1	

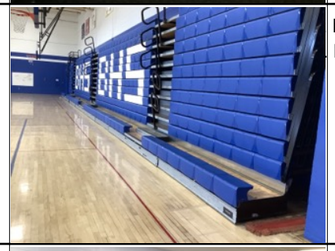
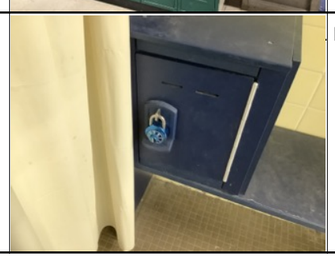
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Operable Parts										
161	Special Education - Bistro	2	285	Operable Parts	Other		Element not on an accessible route Clear floor space is not provided	- -	Ensure paper towel dispenser is located on an accessible route Provide a 30" min. by 48" min. clear floor space.	1	
162	Fitness Center	1		Operable Parts	Equipment		Clear floor space is not provided	-	Provide a 30" min. by 48" min. clear floor space at one of each type of equipment.	1	
163	Special Education	2	279	Operable Parts	Equipment		Clear floor space is not provided	-	Provide a 30" min. by 48" min. clear floor space at one of each equipment.	1	
164	Trainer	G		Operable Parts	Other		Clear floor space is not provided	-	Provide a 30" min. by 48" min. clear floor space adjacent to the treadmill and the bed.	1	
165	Art Room - 3D Design	2		Operable Parts	Clothes Rod/Hooks		Clear floor space is not provided Reach < 15" or > 48"(forward/side approach)	- 69.5”	Provide a coat hook 48" above the finished floor with a 30" min. by 48" min. clear floor space.	1	

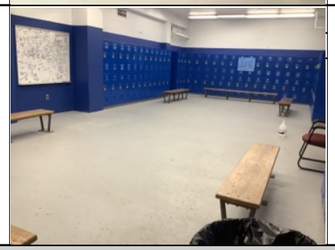
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
166	Fitness Center	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	65”	Provide a coat hook 48" above the finished floor.	1	
167	Nurse’s Office	1		Operable Parts	Brochures		Reach < 15" or > 48"(forward/side approach)	-	Ensure that one of each type of brochure is located 15"- 48" above the finished floor.	1	
168	Special Education	2	279	Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	60”	Provide a coat hook 48" above the finished floor.	1	
169	Special Education	2	279	Operable Parts	Equipment		Reach < 15" or > 48"(forward/side approach)	58"	Relocate blender so that controls are between 15"- 48" above the finished floor.	1	
170	Near Exit 15, Exit 10	2		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	58”	Relocate defibillator so that controls are 48" max, above the finished floor.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
171	Special Education	2	221	Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	62”	Provide a coat hook 48" above the finished floor.	1	
172	Special Education - Bistro	2	285	Operable Parts	Equipment		Reach < 15" or > 48"(forward/side approach)	55”	Relocate coffee machine so that controls are between 15"- 48" above the finished floor.	1	
173	Special Education - Bistro	2	285	Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	59”	Provide a coat hook 48" above the finished floor.	1	
174	Special Education - Bistro	2	285	Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	71”	Provide a coat hook 48" above the finished floor.	1	
175	Learning Center	3	350	Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	57”	Relocate oven so that controls are 48" max. above the finished floor.	1	

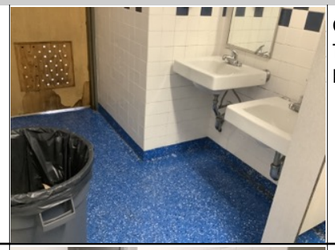
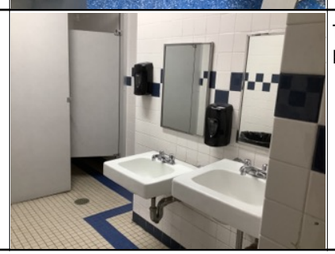
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
176	Learning Center	3	350	Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	56”	Relocate paper towel dispenser so that controls are between 15"- 48" above the finished floor.	1	
177	Science	3	370	Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	61”	Provide an additional coat hook 48" above the finished floor.	1	
	Dining or Work Surfaces										
178	By Door 18 and Back Parking	Ext.		Dining or Work Surfaces	Dining Surface		Not on a accessible route At least one or 5% accessible tables not provided Knee or toe clearance not provided		Ensure picnic tables are located on an accessible route. Ensure that at least one picnic table is accessible with 27" min. knee and toe clearance.	1	
179	Playground by Back Parking	Ext.		Dining or Work Surfaces	Dining Surface		Not on a accessible route At least one or 5% accessible tables not provided Knee or toe clearance not provided		Ensure that at least one picnic table at the playground is accessible with 27" min. knee and toe clearance.	1	
180	Front of School			Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided Knee or toe clearance not provided		Ensure that at least one picnic table is accessible with 27" min. knee and toe clearance.	1	

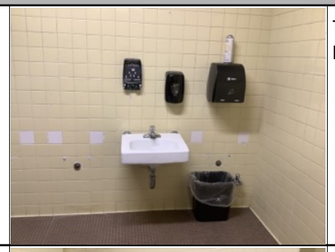
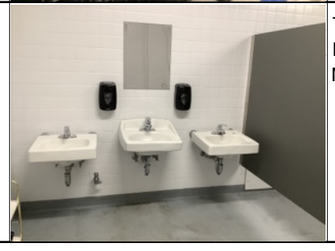
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
181	Cafeteria	1		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided Knee or toe clearance not provided		Ensure that at least one dining surface is accessible. Provide at least one dining surface with 27" min. knee and toe clearance.	1	
182	Business	3	363	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Knee or toe clearance not provided	- 25”	Ensure that at least one work surface is accessible. Provide at least one work surface with 27" min. knee and toe clearance.	1	
183	Special Education	2	279	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided		Provide at least one work surface with 27" min. knee and toe clearance.	1	
184	Special Education - Bistro	2	285	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least one work surface with 27" min. knee and toe clearance.	1	
185	Special Education - Bistro	2	285	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least one work surface with 27" min. knee and toe clearance.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Assembly Area										
186	Auditorium	1		Assembly Area	N/A		Number of seats Number of designated wheelchair spaces Minimum # wheelchair spaces not provided Designated aisle seats < 5% Assistive listening devices not provided	320 3 - - -	Provide three (3) wheelchair spaces. At least 5% of the total number of aisle seats provided must be identified by a sign or marker and have folding or retractable armrests. If audible communication is integral to the use of the space, provide an assistive listening system.	1	
187	Gymnasium	1		Assembly Area	N/A		Number of designated wheelchair spaces Minimum # wheelchair spaces not provided	0 - -	Wheelchair accessible spaces are required to be provided alongside companion seats in the bottom row of the bleacher. See ADA 2010, Table 221.2.1.1 for required number of wheelchair seats.	1	
188	Media Center - Conference Room, Conference Center	2	MC-17 , MC-30	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.	2	
	Locker Room										
189	Near 201, Near Exit 21	2,1		Locker Room	Other		5% of lockers are not accessible	-	Provide at least one accessible locker (or ensure 5% of all lockers are accessible) .	2	
190	Boys' Locker Room	G		Locker Room	Boys		Non-compliant hardware	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

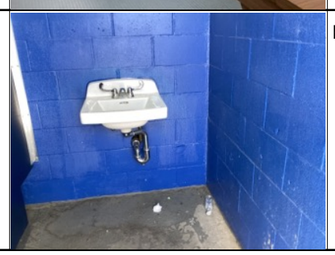
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
191	Boys' Locker Room	G		Locker Room	Boys		Back support not provided at bench Bench < 24" deep	- 10"	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a bench that is 24" deep.	1	
192	Girls' Locker Room	G	603, 604	Locker Room	Girls		Back support not provided at bench Bench < 24" deep	- -	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a bench that is 24" deep.	1	
	Laboratory										
193	Science	3	370	Laboratory	Other		At least one (or 5%) accessible sink not provided At least one (or 5%) acc. work surface not provided	- -	Provide at least one sink with the rim no higher than 34" above the finished floor with knee and toe clearance positioned for a forward approach. Alter so that 5% of work surfaces (at least one) are 28"- 34" above the finished floor with knee and toe clearance positioned for a forward approach.	1	
	Exterior Benches										
194	Garden by Playground and Back Parking	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Relocate one bench to an accessible route or provide an accessible route to one bench in this area.	1	
195	Baseball by Parking Across From Boat Launch	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Provide an accessible route to one bench in this area.	1	

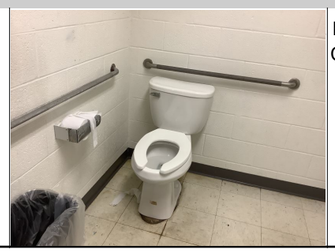
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Kitchens and Kitchenettes										
196	Special Education	2	221	Kitchens and Kitchenettes	Other		Control panels at cooktop not at front	-	Provide a cooktop with controls that do not require reaching across burners.	1	
197	Special Education	2	221	Kitchens and Kitchenettes	Classrooms		Bottom of freezer > 44" height	55.5”	Replace with a refrigerator that provides freezer space below 44".	1	
198	Special Education	2	279	Kitchens and Kitchenettes	Classrooms		Bottom of freezer > 44" height Clear floor space at refrigerator not provided	53" -	Replace with a refrigerator that provides freezer space below 44". Relocate refrigerator as to provide a 30" x 48" clear floor space that is centered to the refrigerator.	1	
199	Special Education - Bistro	2	285	Kitchens and Kitchenettes	Classrooms		Microwave controls > 48"	61"	Relocate microwave so that controls are between 15"-48" above the finished floor.	1	
	Toilet & Bathing Rooms										
	Overall Access										
200	Women's Toilet Room Near Exit 15	2		Overall Access	Toilet Room			-	Allow students to use this toilet room as it is only toilet room that can be made accessible for girls in the south section of this floor. There is an accessible toilet room (Strives toilet room) located in the west section which is farther away from the south section.	1	

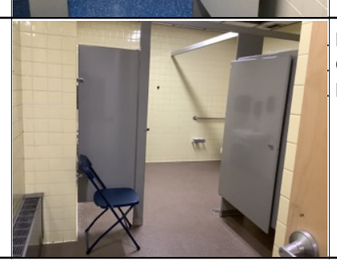
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
201	Nurse’s Office - Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	66" x 54"	Provide an accessible single-user toilet room. Renovate the toilet room to ensure that there is 72" deep min. x 60" wide min. clear floor space at the toilet.	1	
202	Boys' Locker Room	G		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	
203	Girls' Locker Room	G	602	Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided 6 fixtures, but no ambulatory compartment provided	- -	Provide one accessible wheelchair compartment. Provide one ambulatory accessible compartment.	1	
	Lavatory										
204	Boys' Toilet Room Near Exit 22	1		Lavatory	N/A		Clear floor space not provided at lavatory Toe or knee clearances not provided Plumbing underneath is exposed	- 23” -	Provide at least one lavatory with a 30" min. by 48" min. clear floor space positioned for a forward approach. Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
205	Girls' Toilet Room Near Exit 15	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed	23” -	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	

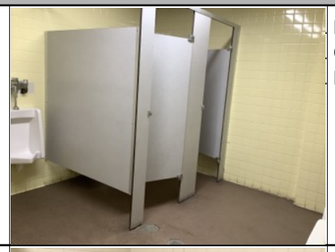
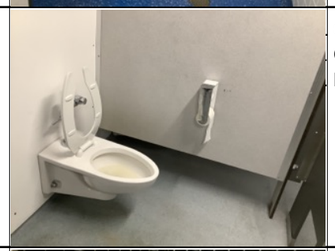
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
206	Special Needs Toilet Room Near Room 325	3		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed	22” -	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
207	Boys' Locker Room	G		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed	23” -	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	2	
208	Preschool Toilet Room Near Exit 28	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	22" - 49”	Provide at least one lavatory with knee and toe clearance 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.	1	
209	Women's Toilet Room Near Exit 15	2		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	22.5” - 49”	Provide at least one lavatory with knee and toe clearance 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.	1	
210	Strives (Special Education) Toilet Room Near Exit 24	2		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	22” - 50”	Provide at least one lavatory with knee and toe clearance 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.	1	

Braintree High School

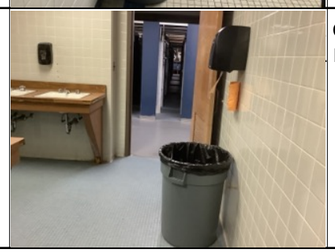
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
211	Girls' Toilet Room Near Exit 15	3		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	24’ - -	Provide at least one lavatory with knee and toe clearance 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.	1	
212	Boys' Toilet Room Near Exit 22	3		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	23” - 50”	Provide at least one lavatory with knee and toe clearance 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.	1	
213	Boys' Toilet Room Near Exit 22	2		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Dispensers not within reach range	- - 58”	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower dispensers to 48" max. above the finished floor.	1	
214	Girls' Locker Room	G	602	Lavatory	N/A		Lavatory rim or counter > 34" high Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	35” 48.5”	Provide at least one lavatory with the rim no higher than 34" max. above the finished floor. 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.	1	
215	Boy’s Multi-User Toilet Room at Concession Stand	Ext.		Lavatory	N/A		Plumbing underneath is exposed		Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
216	Girls' Multi-User Toilet Room by Concession Stand	Ext.		Lavatory	N/A		Plumbing underneath is exposed		Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
217	Single-User Toilet Room Near Gym	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 47”	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.	1	
218	Toilet Room Between Gymnasium and Cafeteria - Girls'	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 50”	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.	1	
219	Toilet Room Between Gymnasium and Cafeteria - Boys'	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 50”	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.	1	
	Single-User Toilet										
220	Single-User Toilet Room Near Gym	1		Single-User Toilet	N/A		Flush control not on open side Clearance at toilet < 72" clear depth	- -	Relocate the flush control to the open side. Relocate trash can to ensure that there is 72" deep min. clear floor space at the toilet.	1	

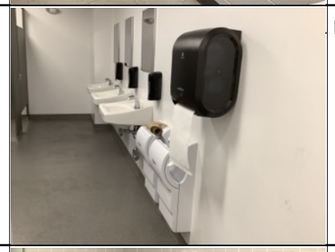
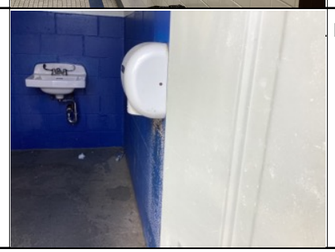
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
	Toilet Compartment									
221	Boys' Toilet Room Near Exit 22	2		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Grab bars not provided Side grab bar < 42" long Flush control not on open side Non-compliant toilet paper dispenser	- - 24” - -	Repair hinge. Provide one grab bar on the side wall of the water closet and one on the rear wall that are 42" long min. Provide the flush control on the open side of the toilet (transfer side). 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.	1
222	Women's Toilet Room Near Exit 15	2		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Grab bars not provided Flush control not on open side Clearance at toilet < 72" clear depth (MAAB)	- - - 65.5"	Repair hinge. Provide one grab bar on the side wall of the water closet and one on the rear wall. Provide the flush control on the open side of the toilet (transfer side). Provide a wheelchair accessible compartment that is 60" wide and 72" deep.	1
223	Girls' Toilet Room Near Exit 15	1, 3		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Grab bars not provided Coat hook > 48" (2010 ADA) Door pull not provided	- - - -	Repair hinge. Provide one grab bar on the side wall of the water closet and one on the rear wall. Locate the 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
224	Boys' Toilet Room Near Exit 22	1, 3		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Coat hook > 48" (2010 ADA) Door pull not provided	- - -	Repair hinge. Locate a 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
225	Special Needs Toilet Room Near Room 325	3		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Coat hook > 48" (2010 ADA) Door pull not provided	- - -	Repair hinge. Locate a 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.	1

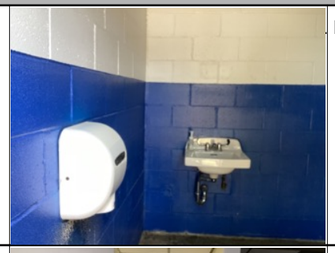
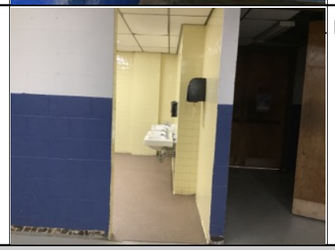
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
226	Boys' Locker Room	G		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Coat hook > 48" (2010 ADA) Door pull not provided	- - -	Repair hinge. Locate a coat hook no higher than 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.	1
227	Special Needs Toilet Room Near Room 325	3		Toilet Compartment	Accessible Compartment		Toilet seat <17" or > 19" high Side grab bar < 42" long Rear grab bar < 42" long (MAAB) Flush control not on open side	15” 36” 36” -	Install a toilet with a seat height 17"- 19" above the finished floor. Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Provide the flush control on the open side of the toilet (transfer side).	1
228	Boys' Toilet Room Near Exit 22	1, 3		Toilet Compartment	Accessible Compartment		Grab bars not provided Flush control not on open side Centerline < or > 18" (MAAB)	- - 24"	Provide one grab bar on the side wall of the water closet and one on the rear wall. Provide the flush control on the open side of the toilet (transfer side). Ensure the centerline is 18" from the side wall.	2
229	Strives (Special Education) Toilet Room Near Exit 24	2		Toilet Compartment	Accessible Compartment		Grab bars not provided Coat hook > 48" (2010 ADA) Door pull not provided	- - -	Provide one grab bar on the side wall of the water closet and one on the rear wall. Locate a 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.	1
230	Women's Toilet Room Near Exit 15	2		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser Centerline < or > 18" (MAAB) Door pull not provided	- - -	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. Relocate toilet so the centerline is 18" from the side wall. 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. Refer ID #227.	1

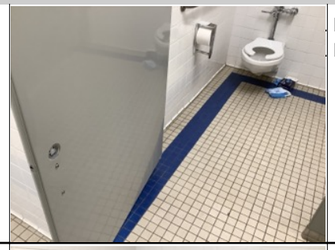
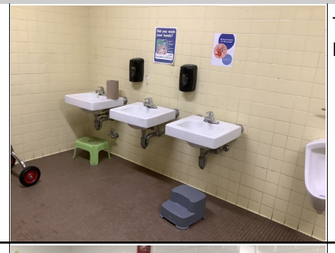
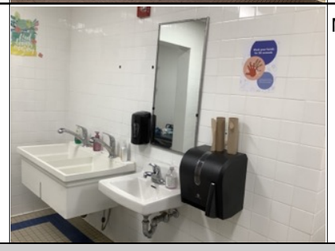
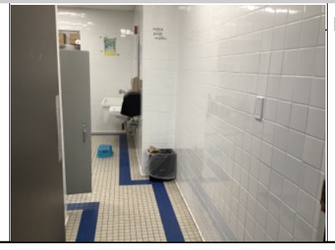
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
231	Boys' Toilet Room Near Exit 22	2		Toilet Compartment	Accessible Compartment		Coat hook > 48" (2010 ADA) Centerline < or > 18" (MAAB) Door pull not provided	- 24” -	Locate a coat hook no higher than 48" above the finished floor. Relocate toilet so the centerline is 18" from the side wall. 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.	1	
232	Toilet Room Between Gymnasium and Cafeteria - Girls'	1		Toilet Compartment	Accessible Compartment		Centerline < or > 18" (MAAB)	23”	Relocate toilet so the centerline is 18" from the side wall.	1	
233	Toilet Room Between Gymnasium and Cafeteria - Girls', Boys'	1		Toilet Compartment	Accessible Compartment		Door pull not provided	-	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	
234	Boy’s Multi-User Toilet Room at Concession Stand	Ext.		Toilet Compartment	Accessible Compartment		Door pull not provided	-	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.	1	
	Dispensers										
235	Preschool Toilet Room Near Exit 24	1		Dispensers	Paper Towel Dispenser		Clear floor space not provided at accessory Dispenser acts as a protruding object	- -	Provide a 30" min. by 48" min. clear floor space or relocate dispenser. Relocate dispenser out of the circulation path or provide a cane-detectable barrier.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
236	Girls' Toilet Room Near Exit 15	1		Dispensers	Paper Towel Dispenser		Clear floor space not provided at accessory Dispenser acts as a protruding object	- -	Provide a 30" min. by 48" min. clear floor space or relocate dispenser. Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier.	1	
237	Strives (Special Education) Toilet Room Near Exit 24	2		Dispensers	Hand Dryer		Clear floor space not provided at accessory Dispenser acts as a protruding object	- -	Provide a 30" min. by 48" min. clear floor space or relocate dispenser. Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier.	1	
238	Boys' Toilet Room Near Exit 22	2, 1		Dispensers	Hand Dryer		Clear floor space not provided at accessory Dispenser acts as a protruding object	- -	Provide a 30" min. by 48" min. clear floor space or relocate dispenser. Relocate the paper towel dispenser out of the circulation path.	2	
239	Girls' Toilet Room Near Exit 15	3		Dispensers	Paper Towel Dispenser		Clear floor space not provided at accessory Dispenser acts as a protruding object	- -	Provide a 30" min. by 48" min. clear floor space or relocate dispenser. Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier.	3	
240	Girls' Locker Room	G	602	Dispensers	Paper Towel Dispenser		Clear floor space not provided at accessory Dispenser acts as a protruding object	- -	Provide a 30" min. by 48" min. clear floor space or relocate dispenser. Relocate the paper towel dispenser out of the circulation path.	2	

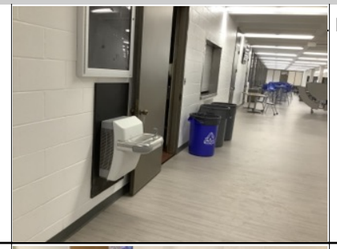
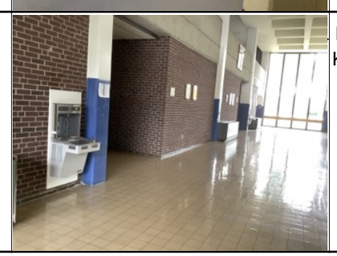
Braintree High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
241	Single User Toilet Room Near Gym	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	-	Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier.	1	
242	Toilet Room Between Gymnasium and Cafeteria - Girls'	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	-	Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier.	1	
243	Preschool Toilet Room Near Exit 28	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	-	Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier.	1	
244	Boys' Toilet Room Near Exit 22	3		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	9”	Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier.	1	
245	Boy’s Multi-User Toilet Room at Concession Stand	Ext.		Dispensers	Hand Dryer		Dispenser acts as a protruding object		Relocate hand dryer out of the circulation path or provide a cane-detectable barrier.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
246	Girls' Multi-User Toilet Room by Concession Stand	Ext.		Dispensers	Hand Dryer		Dispenser acts as a protruding object		Relocate hand dryer out of the circulation path or provide a cane-detectable barrier.	1	
247	Boys' Locker Room	G		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	-	Relocate paper towel dispenser out of the circulation path or provide a cane-detectable barrier.	1	
	Shower Compartment										
248	Girls' Locker Room - Shower	G		Shower Compartment	N/A		Shower not on an accessible route Size of shower compartment not compliant Accessible shower not provided	23” 36” D x 35” W	Locate the accessible shower on an accessible route. Provide at least one accessible shower.	1	
249	Boys' Locker Room	G		Shower Compartment	N/A		Shower not on an accessible route Accessible shower not provided	- -	Remove curb. Provide at least one accessible shower.	1	
	Changing Rooms										
250	Girls' Locker Room - Shower	G		Changing Rooms	Girls		5% of changing rooms are not accessible	-	Provide an accessible changing room.	1	
	Toilet Rooms for Children										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Toilet Compartment (Children)										
251	All Gender Preschool Toilet Room Near Exit 18	1		Toilet Compartment (Children)	Accessible Compartment		Door with malfunctioning self-closing hinge Door pull not provided	- -	Repair self-closing hinge. 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.	1	
252	All Gender Preschool Toilet Room Near Exit 18	1		Toilet Compartment (Children)	Accessible Compartment		Toilet seat < 11" or > 12" high (Ages 3 - 4) Side or rear grab bar < 18" or > 20" high (Ages 3 - 4) Flush control not on open side Centerline < or > 12" (Ages 3 - 4)	16" 35" - 17"	Install a toilet with a seat between 11"- 12" high above the finished floor. Relocate grab bar to 18"- 20" above the finished floor. Provide the flush control on the open side of the toilet (transfer side), no higher than 44" above the finished floor. Relocate toilet so that the centerline is 11" from the side wall.	1	
	Lavatory (Children)										
253	Preschool Toilet Room Near Exit 24	1		Lavatory (Children)	N/A		Toe or knee clearances not provided Exposed plumbing underneath	23" -	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
254	All Gender Preschool Toilet Room Near Exit 18	1		Lavatory (Children)	N/A		Mirror above lavatory w/reflective surface > 31"	39"	Lower mirror so that the bottom surface is at 31" above the finished floor.	1	
	Dispensers (Children)										
255	All Gender Preschool Toilet Room Near Exit 18	1		Dispensers (Children)	Hand Dryer		Dispenser is a protruding object	-	Relocate hand dryer out of the circulation path or provide a cane-detectable barrier.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Urinal (Children)										
256	Preschool Toilet Room Near Exit 24	1		Urinal (Children)	N/A		Rim > 15" high (MAAB)	20”	Provide at least one urinal with the rim no higher than 15" above the finished floor.	1	
	Overall Access (Children)										
257	Preschool Toilet Room Near Exit 24	1		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	
258	Preschool Toilet Room Near Exit 28	1		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	
259	Preschool Toilet Room Near Exit 24	1		Overall Access (Children)	Toilet Room		Not maintained in operable working condition	-	Ensure floor is maintained in operable working condition.	1	
	Additional Access										

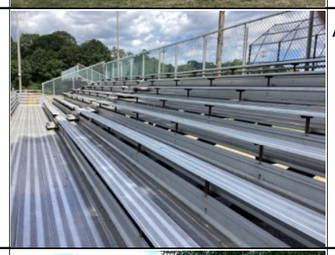
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Drinking Fountains										
260	Cafeteria, Near Exit 15, Near Exit 21, Gymnasium Entrance Lobby	1		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain. Ensure one drinking fountain at each location located on an accessible route.	4	
261	Near Rooms 227 - 217, Near Room 279, Near Room 293, Near Room 227, Near Exit 15, Near Exit 22	2		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. Ensure one drinking fountain at each location located on an accessible route.	4	
262	Near Exit 21, Exit 16, Exit 15, Near Exit 5, Near Exit 2	3		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. Ensure one drinking fountain at each location located on an accessible route.	3	
263	Girls' Locker Room	G		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	
264	Main Entrance Lobby	1		Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	25”	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain. Provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
265	Boys' Locker Room	G		Drinking Fountains	N/A		No drinking fountain provided for seated users	-	Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain.	1	
	Sink										
266	Science	2	202	Sink	Classroom		Clear floor space not provided at sink Toe and knee clearances not provided Rim or counter > 34"	- - 37”	Provide a 30" by 48" clear floor space positioned for a forward approach. 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.	1	
267	Preschool	1	175	Sink	Classroom		Clear floor space not provided at sink Toe and knee clearances not provided Exposed plumbing underneath sink Dispenser not within reach range	- - - 55”	Provide a 30" by 48" clear floor space positioned for a forward approach. Ensure there is a 27" min. knee clearance positioned for a forward approach. Insulate or otherwise configure pipes at sink. Relocate paper towel dispenser 48" max. above the finished floor or ground.	1	
268	Trainer	G		Sink	Other		Toe and knee clearances not provided	19”	Provide an additional sink with 27" min. knee clearance positioned for a forward approach.	1	
269	Special Education - Bistro	2	285	Sink	Classroom		Toe and knee clearances not provided Rim or counter > 34"	- 37”	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.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
270	Learning Center	3	350	Sink	Classroom		Toe and knee clearances not provided Rim or counter > 34" Non-compliant faucets Exposed plumbing underneath sink	- 36” - -	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. Install faucets that do not require tight grasping, pinching, or twisting of the wrist. Insulate or otherwise configure pipes at sink.	1	
271	Special Education	2	221	Sink	Classroom		Toe and knee clearances not provided Rim or counter > 34" Exposed plumbing underneath sink	- 35” -	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. Insulate or otherwise configure pipes at sink.	1	
272	Art Room - 3D Design , Art & Design - Drawing, Fine Art Room	2	293, 295	Sink	Classroom		Toe and knee clearances not provided Rim or counter > 34" Exposed plumbing underneath sink	- 36” -	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. Insulate or otherwise configure pipes at sink.	3	
273	Art & Design - Graphic Design	2	277	Sink	Classroom		Toe and knee clearances not provided Rim or counter > 34" Exposed plumbing underneath sink Dispenser not within reach range	- 36” - 58”	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. Insulate or otherwise configure pipes at sink. Relocate paper towel dispenser 48" max. above the finished floor or ground.	1	
274	Special Education - Bistro	2	285	Sink	Classroom		Exposed plumbing underneath sink	-	Insulate or otherwise configure pipes at sink.	1	

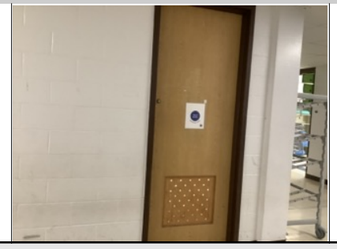
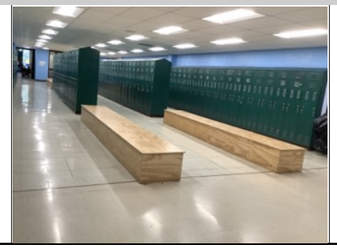
Play and Sport Areas

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Play Areas										
275	Playground by Back Parking	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components	- - -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface to and around the play components.	1	
	Field										
276	Baseball by Parking Across From Boat Launch	Ext.		Field	Baseball		Accessible spaces not provided at team seating	-	Provide a 36" x 48" stable, firm and slip-resistant clear floor space at team seating and an accessible route to team seating.	2	
277	Baseball Beyond Track	Ext.		Field	Baseball		Accessible spaces not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating.	1	
278	Softball by Boat Launch	Ext.		Field	Softball		Accessible spaces not provided at team seating Field not connected to an accessible route	- -	Provide a 36" x 48" stable, firm and slip-resistant clear floor space at team seating and an accessible route to team seating. Provide an accessible route to the boundary of sport activity at the softball field.	1	
279	Bleachers by Synthetic Turf Soccer Field	Ext.		Field	Soccer		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 60" stable, firm and slip-resistant clear floor space at sidelines seating and an accessible route to sidelines seating.	1	

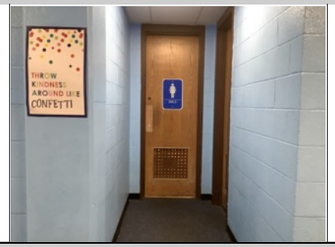
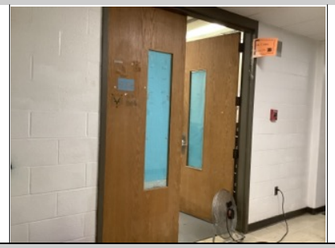
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
280	Baseball by Parking Across From Boat Launch	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 60" stable, firm and slip-resistant clear floor space at sidelines seating and an accessible route to sidelines seating.	1	
281	Baseball Beyond Track	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 60" stable, firm and slip-resistant clear floor space at sidelines seating and an accessible route to sidelines seating.	1	
282	Baseball Beyond Track	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 60" stable, firm and slip resistant clear floor space at sidelines seating and an accessible route to sidelines seating.	1	
283	Football Bleachers by Baseball - Visitor's Side	Ext.		Field	Football		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 60" clear floor space at sidelines seating.	1	
284	Practice Soccer Field	Ext.		Field	Soccer		Field not connected to an accessible route	-	Provide a stable, firm and slip-resistant accessible route to the boundary of sport activity at the practice soccer field.	1	

Braintree High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
285	Practice Football Field by Soccer Field	Ext.		Field	Soccer		Field not connected to an accessible route	-	Provide an accessible route to the boundary of sport activity at the practice football field.	1	
286	Baseball Beyond Track	Ext.		Field	Baseball		Field not connected to an accessible route	-	Provide an accessible route to the boundary of sport activity at the baseball field.	1	
287	Second Baseball Field Beyond Track	Ext.		Field	Baseball		Field not connected to an accessible route	-	Provide an accessible route to the boundary of sport activity at the baseball field.	1	
288	Baseball Batting Cage by Concessions Stand	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas.	1	
289	Baseball Beyond Track Pitching Bullpen and Batting Cage	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
290	Baseball by Concession Stand Team Seating	Ext.		Field	Baseball		Field not maintained in operable working condition	2"	Ensure transition from hard sand surface to concrete at team seating is maintained in operable working condition with a transition no greater that 1/4".	1	
	Court										
291	Shot Put and Hammer Throw	Ext.		Court	Other		Court is not connected to an accessible route	-	Provide an accessible route to the boundary of sport activity at the shotput and hammer throw area.	1	
	Overall Review										
	Toilet Room										
292	Preschool Toilet Room Near Exit 24	1		Toilet Room	N/A				Preschool toilet room near Exit 24 has been labeled as 'Out of Service'. This toilet room has urinals, there are no urinals at the toilet room near Exit 28. Ensure this toilet room is maintained in operable working condition to provide a girls' and boys' toilet room.	1	
	Best Practice										
	Bench										
293	Near Exit 21, Exit 15, Gymnasium Entrance Lobby	1		Bench	N/A				Recommend providing backrest with armrest for at least one bench.	-	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Clear Floor Space										
294	Principal Office Near Media Center	2		Clear Floor Space	N/A				Recommend providing one room number to identify rooms easily.	-	
	Electric Vehicle Charging Station										
295	Electric Vehicle Parking By Tennis and Soccer	Ext.		Electric Vehicle Charging Station	N/A				Recommend providing an accessible electric vehicle charging station with 3' wide access aisles on each side of the space and a parking space that is 10'-13' wide min.	1	
	Exterior Access Route										
296	Most Direct Route to Basketball and Tennis Court	Ext.		Exterior Access Route	N/A				Recommend removing chain and installing a bollard so visitors can walk on the most direct route to the basketball and tennis courts.	1	
	Gate										
297	Playground by Back Parking	Ext.		Gate	N/A				Recommend providing a 10" high solid surface (kickplate) on the push side of gates to the playground.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Sign										
298	Toilet Room Near Exit 19	1		Sign	N/A				Recommend providing an all gender sign. Note: Currently the sign says "Girls" but the toilet room has urinals also.	1	
	Signs										
299	Special Education	2	279	Signs	N/A				Recommend providing one room number to identify rooms easily.	1	
	Toilet Room										
300	Toilet Room Between Gymnasium and Cafeteria	1		Toilet Room	N/A				Recommend providing signage with raised characters and braille on the latch side of the door to all permanent rooms that lack designation signage.	2	

Colbert Administrative Building

Town of Braintree

ADA Transition Plan

October 2022

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: 1998

Located at 348 Pond Street, the Colbert Administrative Building has one (1) floor. The building has one (1) inaccessible entrance on the north side, one (1) accessible entrance on the west side and one (1) inaccessible egress on the east side. There is a parking lot on the north, west and southwest sides of the building.

The building has one (1) stepped entrance and one (1) ramped entrance, multiple offices, the Janice G. Amorosino School Committee Room, a kitchenette, a multi-user men's toilet room and a multi-user women's toilet room.

Key Accessibility Issues

Entrance
Both the inaccessible and the accessible entrances are locked to the public and can only be accessed with a card reader. There is an intercom at the inaccessible stepped entrance, but no buzzer or intercom at the accessible ramped entrance. This condition does not provide for equal access at the accessible ramped entrance.

Exterior Stairs
Accessibility issues with exterior stairs at the main entrance include lack of a handrail extension at the bottom of each railing. Additionally, the stairs from the east egress door lack handrails.

Signage
Accessibility issues include lack of signage with the International Symbol of Accessibility (ISA) at the accessible entrance, lack of directional signage at the inaccessible entrance, directing people to the accessible entrance, lack of signage with raised characters and braille at all exit doors, lack of an illuminated sign with the International Symbol of Accessibility (ISA) at the accessible exit door, and lack of directional signs at inaccessible exits directing visitors to the nearest accessible exit. There is also a lack of designation signs with raised characters and braille located on the wall on the latch side of the door at six (6) locations and informational signs at two (2) locations have glare.

Doors
Accessibility issues with doors include doors that lack maneuvering clearance (due to the location of objects such as furniture), doors that lack hardware that can be operable with one hand and that do not require tight grasping, pinching, or twisting of the wrist, and doors that require a greater amount of opening force than allowed.

Toilet Rooms
Accessibility issues with the women's and men's multi-user toilet rooms include lack of the minimum clear floor space at the toilet, lack of a rear grab bar at the toilet, a side grab bar that is located lower than allowed, urinal flush controls that are higher than allowed, and lavatory pipes that are not wrapped to protect against contact. Additionally, paper towel dispensers are located out of reach range.

Additional Accessibility Issues

- The route from the east egress to the parking area is not maintained in operable working condition.
- There is a lack of one (1) accessible van parking space in the parking lot.
- Interior routes narrow to less than 36" wide in three (3) locations.
- Televisions act as protruding objects on both sides of the Janice G. Amorosino School Committee Room.

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.

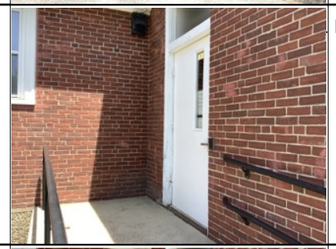
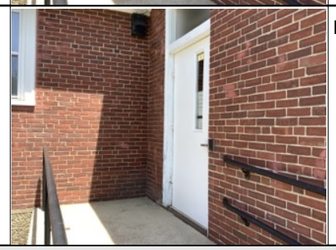
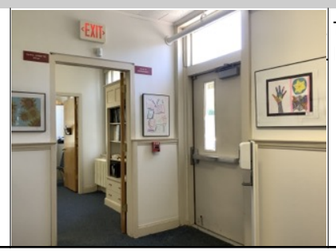
- Recommend relocating sanitary napkin disposal bin in the women's accessible toilet compartment to be on the side wall by the grab bar. However, the disposal bin should not be

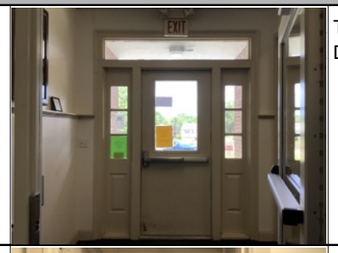
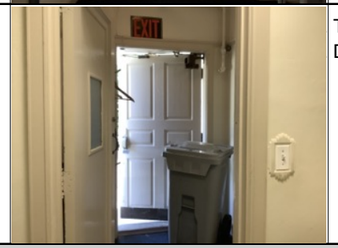
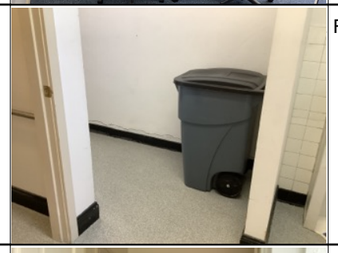
mounted above the grab bar per 521 CMR, the regulations of the Massachusetts Architectural Access Board (MAAB).

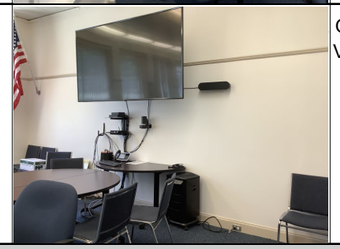
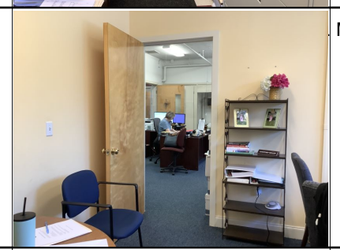
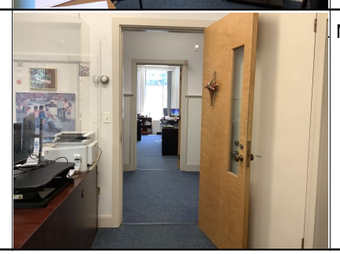
- Recommend providing designation signs with raised characters and braille at all permanent rooms and spaces where signage is not provided.
- Recommend providing contrasting color strips on all stair treads.

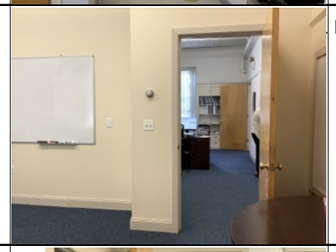
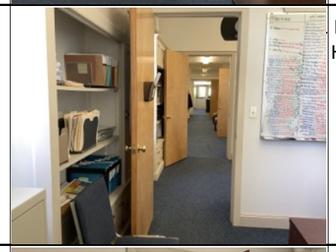
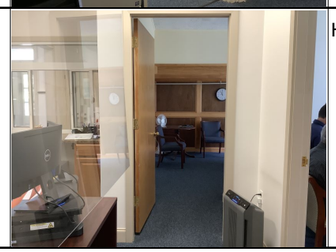
Colbert Administration Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	East Egress to Parking	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
2	East Egress to Parking	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Repair the cracked pavement.	1	
3	East Egress to Parking	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. Repair pavement.	1	
Off-Street Parking Lot or Garage											
4	Accessible Parking by West Egress Door	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated accessible parking spaces Total # of parking Total # of designated van accessible spaces	33 1 0	In addition to the accessible parking space shown, provide one (1) van accessible space that is 96" wide min. with a 96" wide min. access aisle, signage with the International Symbol of Accessibility (ISA) and signage with the designation "Van Accessible".	1	
Exterior Stair											
5	Main Entrance, North Egress Door	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair	-	Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	1	

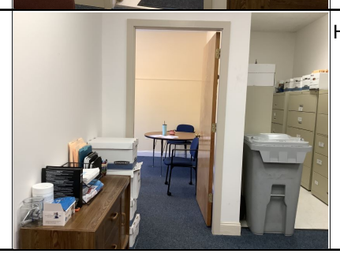
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	East Egress	Ext.		Exterior Stair	N/A		Handrail not provided on both sides	-	Provide a handrail on each side.	1	
	Entrance										
7	Main Entrance, North Egress Door	Ext.		Entrance	Main Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	
8	West Egress Door, Secondary Entrance	Ext.		Entrance	Secondary Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	
9	West Egress Door, Secondary Entrance	Ext.		Entrance	Secondary Entrance		Entrance does not provide equal access	-	Both the accessible and inaccessible entrances are locked. The inaccessible stepped entrance has a buzzer, but the accessible ramped entrance has no way for visitors to contact the main office to be buzzed in. Provide a buzzer or intercom at the accessible entrance.	1	
	Access to Goods and Services										
	Means of Egress										
10	West Egress Door, Secondary Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
11	Main Entrance, North Egress Door	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
12	East Egress	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
	Interior Access Route										
13	Janice G. Amorosino School Committee Room	1		Interior Access Route	N/A		Route < 36" wide	18.5”	Ensure that a clear width of 36" min. is maintained at the accessible route by relocating the chairs underneath the television.	1	
14	Men’s Toilet Room	1		Interior Access Route	N/A		Route < 36" wide	26.5”	Ensure that a clear width of 36" min. is maintained at the accessible route by relocating the garbage bin.	1	
15	East Egress Door to Office of Superintendent	1		Interior Access Route	N/A		Route < 36" wide	23.4”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	

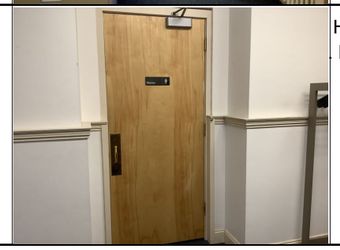
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
16	Janice G. Amorosino School Committee Room	1		Interior Access Route	N/A		Obstructed by protruding objects Vertical clearance < 80" above finished floor	13.7” 66.5"	Provide a cane-detectable barrier underneath the television.	1	
17	Janice G. Amorosino School Committee Room	1		Interior Access Route	N/A		Obstructed by protruding objects Vertical clearance < 80" above finished floor	21.3” 66.4"	Provide a cane-detectable barrier underneath the television.	1	
	Doors, Doorways, & Gates										
18	Office of Assistant Superintendent, Office D	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Remove the chair to provide 18" min. maneuvering clearance on the latch side of the door.	1	
19	Office of Assistant Superintendent, Office E	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Remove the shelf to provide 18" min. maneuvering clearance on the latch side of the door.	1	
20	Office of Assistant Superintendent to Corridor	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	6”	Relocate the desk to provide 18" min. maneuvering clearance on the latch side of the door.	1	

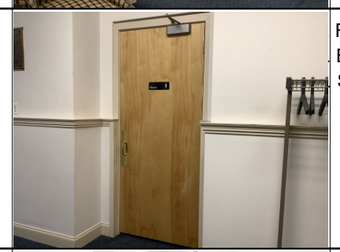
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
21	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	8"	Provide an automatic door opener.	1	
22	Office of Superintendent	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Relocate the table to provide 60" min. deep door maneuvering clearance.	1	
23	School Committee Office	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	9.7" -	Relocate the white board to provide 18" min. maneuvering clearance on the latch side of the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
24	Business Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
25	Office A	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

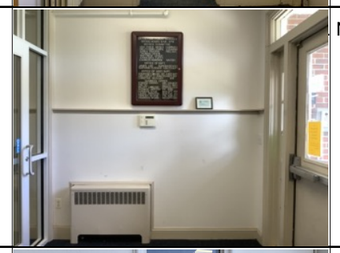
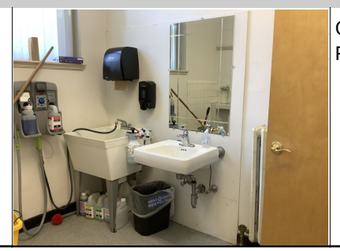
Colbert Administration Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Office B	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
27	To Office of Assistant Superintendent Lobby	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
28	Office of Assistant Superintendent, Office C	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
29	Office of Assistant Superintendent, Office D	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
30	Office of Assistant Superintendent, Office E	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

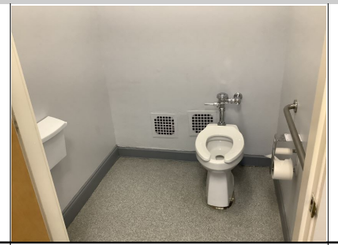
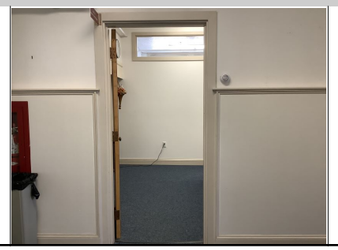
Colbert Administration Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
31	Janice G. Amorosino School Committee Room, North Door	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
32	Janice G. Amorosino School Committee Room, South Door	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
33	Office of Superintendent	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
34	School Committee Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
35	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	- 12 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	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Men’s Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	- 8 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	
	Signage										
37	Business Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
38	Janice G. Amorosino School Committee Room, South Door	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
39	Women’s Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
40	Men’s Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
41	Office of Superintendent	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
42	Office of Superintendent	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
43	Lobby by Main Entrance, North Egress Door	1		Signage	Informational		Non-glare finish and contrast not provided on sign	-	Install a sign with a non-glare finish.	1	
44	West Egress Door, Secondary Entrance	Ext.		Signage	Informational		Non-glare finish and contrast not provided on sign	-	Install a sign with a non-glare finish.	1	
Toilet & Bathing Rooms											
Lavatory											
45	Men’s Toilet Room	1		Lavatory	N/A		Clear floor space not provided at lavatory Plumbing underneath is exposed	- -	Relocate trash container to provide at least one lavatory with a 30" min. by 48" min. clear floor space positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact at the lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
46	Women's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at the lavatory.	1	
	Toilet Compartment										
47	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Rear grab bar < 42" long (MAAB) Clearance at toilet < 72" clear depth (MAAB)	30.9" - 61.8"	Renovate toilet room to be an accessible single-user toilet room that has 60" wide and 72" deep at the toilet or provide an accessible compartment with these dimensions. Locate the side grab bar between 33"- 36" above the finished floor. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	
48	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Rear grab bar < 42" long (MAAB) Clearance at toilet < 72" clear depth (MAAB)	- 62.3"	Renovate toilet room to be an accessible single-user toilet room that has 60" wide and 72" deep at the toilet or provide an accessible compartment with these dimensions. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	
	Urinal										
49	Men's Toilet Room	1		Urinal	N/A		Flush control too high or not properly located	47.5"	Mount flush control of at least one urinal at 44" max. above the finished floor.	1	
	Dispensers										
50	Men's Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 48" high Clear floor space not provided at accessory	52.4" -	Relocate the paper towel dispenser so the operable part is 48" max. above the finished floor, and provide a 30" min. by 48" min. clear floor space at the dispenser.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
51	Women's Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 48" high Dispenser acts as a protruding object	54" 10"	Relocate the paper towel dispenser so the operable part is 48" max. above the finished floor. Relocate paper towel dispenser out of the circulation path.	1	
	Best Practice										
52	Women's Toilet Room	1							Recommend relocating sanitary napkin disposal bin in the women's accessible toilet compartment to be on the side wall by the grab bar. However, the disposal bin should not be mounted above the grab bar per 521 CMR, the regulations of the Massachusetts Architectural Access Board (MAAB).	1	
53	Main Entrance, North Egress Door and Other Stairs	Ext.						-	Recommend providing contrasting color strips on all stair treads throughout the building.	1	
	Signage										
54	Office of Assistant Superintendent	1		Signage	Designation			-	Recommend providing signage with raised characters and braille on the latch side of the door to all permanent rooms that lack designation signage.	1	

Flaherty Elementary School

Town of Braintree

ADA Transition Plan

July 2022

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: 1953 Year Renovated: 2006

Flaherty Elementary School is located at 99 Lakeside Drive. The school provides classes for approximately 300 students in kindergarten through the fourth grade. The school has one (1) main entrance at the front on the south side and one story that is split level. Vertical circulation consists of ramps and stairs.

The higher portion of the first floor is located on the south side and contains the main office area, the principal's office, the nurse's office, a psychologist's office, a sensory, occupational and physical therapy area, a multi-user toilet room by physical therapy, a special education classroom, a special education single-user toilet room, an all gender single-user toilet room, a kitchen, and a gym/cafeteria with a stage/music room that is up a stairway. The lower level of the first floor (the northwest and northeast wings) contains classrooms for students in kindergarten through fourth grade, a media center, resource and testing rooms, an art room, and multi-user girls' and boys' toilet rooms.

There is a parking lot on the southwest side of the school with 41 spaces including one (1) van accessible parking space, and a parking lot on the southeast side with 33 parking spaces and no accessible parking spaces. Two (2) accessible parallel parking spaces are provided by the drop-off area and main entrance. Exterior amenities include benches, picnic tables, gardens and an outdoor classroom.

Note: Building staff said that the softball and baseball field are part of the Parks Department and are not part of the school, so they were not surveyed.

Key Accessibility Issues

Exterior Routes
Accessibility issues include routes with cross slopes and running slopes that are greater than allowed, surface openings that are greater than allowed, changes in level that are greater than allowed, surfaces that are not stable, firm and slip resistant, and routes that are not maintained in operable working condition. Accessible routes are not provided to picnic and garden areas, a bench, a bike rack, or to the outdoor classroom.

Parking
Accessibility issues in the southwest parking lot include lack of a marked access aisle that is at least 96" wide at the van accessible parking space, and the van accessible parking space is lacking a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible". Also, based on the parking lot count in this lot, an additional standard accessible parking space should be provided. The southeast parking lot lacks any accessible parking spaces and one (1) standard accessible and one (1) van accessible parking space are required. By the drop-off area and main entrance, two (2) accessible parallel parking spaces are provided, but they lack signs with the International Symbol of Accessibility (ISA).

Passenger Loading Zone
Accessibility issues include lack of a marked access aisle and lack of signage with the International Symbol of Accessibility (ISA) at the head of the loading zone.

Exterior Ramps
Accessibility issues at the ramp at the emergency exit from the special education classroom on the southwest corner include lack of a 48" wide min. clear width and lack of a 4" min. high edge protection on the ramp. Ramps by the exit across from the nurse's office and at the exit from Classroom 11 have running slopes that are greater than allowed and lack edge protection.

Exterior Stairs
Accessibility issues at stairs from emergency exit doors include lack of handrails on each side and existing handrails that do not extend one tread depth min. beyond the last riser nosing.

Entrance
The main entrance has a threshold that is a greater height than allowed.

Signage
Accessibility issues with signage include lack of tactile signs at exit doors, lack of directional signs at inaccessible exit doors directing people to the nearest accessible exit and lack of an illuminated sign with the International Symbol of Accessibility (ISA) at accessible exit doors. Additionally, rooms throughout the school have visual designation signage, but lack signs with raised characters and braille. The signage for the all gender toilet room is not located on the latch side of the door.

Doors
Accessibility issues include lack of the minimum required maneuvering clearance at doors, door thresholds that are higher than the maximum height allowed, doors that lack the required clear width, and doors with noncompliant door hardware.

Interior Ramps
Accessibility issues include ramps with handrails that do not extend 12” past the top and the bottom of the ramp runs, ramps lacking edge protection, and ramps with slopes that are greater than allowed.

Dining Surfaces
Accessibility issues include lack of knee and toe clearance at picnic tables in two (2) locations outside of the school.

Assembly Area
Accessibility issues include lack of an accessible route to the stage/ music room in the gym/cafeteria and lack of an assistive listening system (ALS).

Note: Where a sound system, microphone and/or speaker are integral to the use of the space, an assistive listening system (ALS) must be provided. If an assistive listening system is present, a sign indicating its availability is required.

Toilet Rooms
Accessibility issues with toilet rooms include lack of turning space and an accessible compartment in the toilet room by the sensory, occupational and physical therapy rooms and lack of turning space and accessible plumbing fixtures in the toilet room by the nurse’s office. In the all gender toilet room, the flush control is not located on the open (transfer) side of the toilet, plumbing under the lavatory is not wrapped to protect against contact, and the paper towel dispenser acts as a protruding object. Accessibility issues at multi-user boys’ and girls’ toilet rooms include paper towel dispensers that act as protruding objects, lack of an ambulatory accessible compartment, mirrors that are located higher than allowed, lavatories that lack knee and toe clearance for a forward approach, lack of insulated pipes underneath lavatories, lack of compliant grab bars, toilets with centerlines that are greater than allowed from the side wall, toilets with the flush control not located on the open (transfer) side, lack of accessible door pulls on both sides of the compartment door at each accessible compartment, lack of required clear floor space at each accessible compartment, lack of required clear width at one (1) urinal, and there is one (1) urinal flush control that is located higher than allowed. Additionally, audible and visible fire alarms are not provided in each toilet room and should be installed when the fire system is updated.

Drinking Fountains
Accessibility issues include lack of drinking fountains for standing users in two (2) locations, and lack of knee and toe clearance at a drinking fountain for seated users in one (1) location.

Sinks
Accessibility issues include sinks lacking knee and toe clearance, sinks with exposed pipes underneath, and sinks with non-compliant faucets.

Note: If no classrooms in a given grade or a given type of classroom have a sink, an accessible sink is not required to be provided. It is the presence of a sink in a classroom that triggers the requirement of at least one (1) accessible sink in the same classroom or same type of classroom.

Additional Accessibility Issues

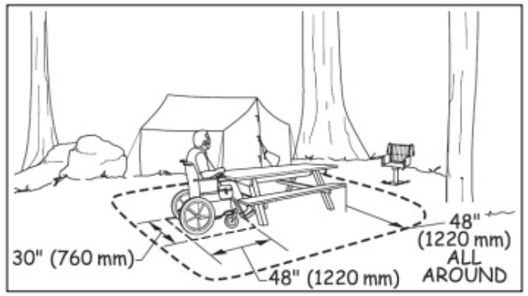
- Items such as shelves, cabinets and fire alarms act as protruding objects in the circulation path.
- The handrail to the stair to the music room and stage lacks a handrail that extends 12” beyond the first riser nosing.

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.

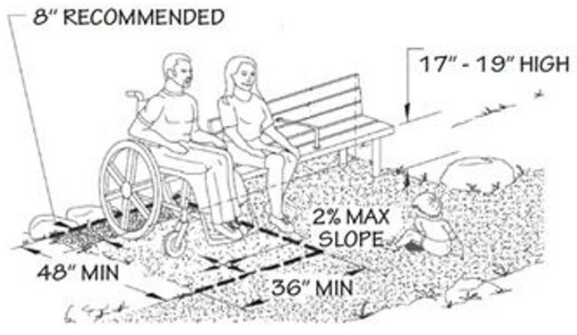
- Recommend providing clearer signage showing that the drop-off area is open only to buses during school hours. Recommend replacing the word "Handicap" with "Accessible" (e.g., Accessible Parking and Accessible Entrance).
- Recommend providing accessible designation signage with raised characters and braille mounted on the latch side of the door at all permanent rooms that lack designation signage.
- Recommend providing lower coat hooks and storage based on age ranges in the 2010 ADA Standards: for children ages 3-4, accessible coat hooks are recommended to be located at 36" high max. For children ages 5-8, accessible coat hooks are recommended to be located at 40" high max. For children ages 9-12, accessible coat hooks are recommended to be located at 44" high max.
- Recommend replacing the designation sign for the sensory, occupational and physical therapy rooms to correctly identify this area. (Currently there is a sign for the Media Center, which has been relocated).
- Recommend providing a compartment door on the accessible compartment in the boys’ toilet room by Classroom 5. Ensure that the accessible compartment is 60" wide min. and 72" deep min.
- Recommend providing contrast strips on stair treads of all exterior stairs.
- Recommend providing a 48" wide min. stable, firm and slip-resistant surface around the boundary of an accessible picnic table located on an accessible route. See Figure 1 for an example of the clear route around the picnic table.

Figure 1 shows a 48” wide min. stable, firm and slip-resistant surface around an accessible picnic table:



- Recommend providing more benches for children to wait by the drop-off area. Recommend providing some benches with backrests and some with armrests.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area that has benches in a manner that is substantially similar to what is shown in Figure 2.

Figure 2 shows a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned:



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Walkway by the South Exit From the East Corridor by the Stage	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2" Route not maintained in operable working condition	2” -	Repair the walkway so that openings are 1/2" max. Ensure the accessible route is maintained in operable working condition.	1	
2	Route by Egress Doors From Classrooms 17, 15, and 13	Ext.	17, 15, 13	Exterior Access Route	Walkway		Surface openings > 1/2" Route not maintained in operable working condition	2” -	Repair openings to be no greater than 1/2" wide. Ensure the accessible route is maintained in operable working condition.	1	
3	Walkway by Exit From Classroom 19	Ext.	19	Exterior Access Route	Walkway		Surface openings > 1/2" Route not maintained in operable working condition	2” -	Repair openings to be no greater than 1/2" wide. Ensure the accessible route is maintained in operable working condition.	1	
4	By the Exit From the East Corridor	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	6%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
5	Walkway at Drop-off Area by the Main Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	4.5% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition.	1	

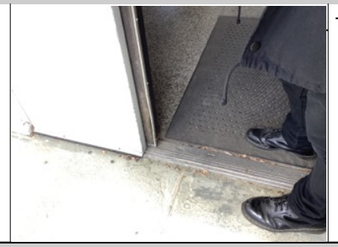
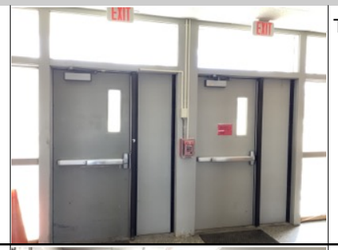
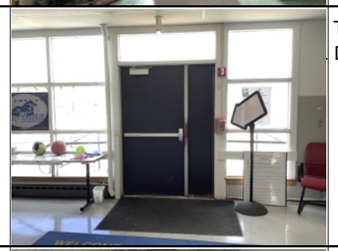
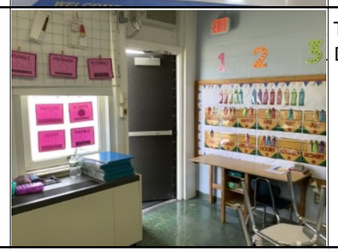
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Southwest Exit Near Special Education Classroom	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	13%	Reduce running slope to be no steeper than 1:20 (5.00%) or provide a compliant ramp with handrails, platforms and edge protection.	1	
7	Ramp by Exit Door From Classroom 1	Ext.	1	Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	10%	Reduce running slope to be no steeper than 1:20 (5.00%) or provide a compliant ramp with handrails.	1	
8	Sloped Walkway by the Exit From Classroom 10	Ext.	10	Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	10%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	
9	Emergency Exit From K and First Grade Classroom	Ext.	4	Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	15%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	
10	Garden and Picnic Area	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Surface is not stable, firm, and slip-resistant Accessible route not provided	15% - -	Provide an accessible route to and around garden area. Reduce running slope to be no steeper than 1:20 (5.00%). Repair surface.	1	

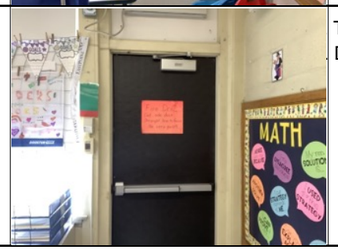
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
11	Southwest Exit by Physical Therapy and Occupational Therapy and Special Education	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	17% -	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition. The transition between materials is damaged.	1	
12	Outdoor Learning Center Between Two (2) Fenced Gardens	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Accessible route not provided	15% -	Ensure an accessible route is provided to and within the outdoor learning center. Reduce running slope to be no steeper than 1:20 (5.00%).	1	
13	Route by Garden	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition Surface openings > 1/2" Level changes > 1/4"	- - -	Repair openings to be no greater than 1/2" wide. Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition.	1	
14	Bike Rack	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack.	1	
15	Bench by the Main Entrance	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to one bench in this area.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Off-Street Parking Lot or Garage										
16	Southeast Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	33 0 0	Provide one (1) standard accessible parking space and one (1) van accessible parking space in this parking lot.	1	
17	Southwest Lot Near Special Education Classroom	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated van accessible spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible" Total # of parking	41 1 - - -	Provide an additional standard accessible parking space in this parking area. At the existing van accessible parking space: Provide a marked access aisle that is at least 96" wide. Provide a sign with the International Symbol of Accessibility (ISA). Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
18	Parking at the Drop-off Area	Ext.		Off-Street Parking Lot or Garage	N/A		Sign not provided Total # of designated accessible parking spaces	2 -	Provide a signs with the International Symbol of Accessibility (ISA) at the two (2) parallel parking spaces that are designated accessible with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	2	
	Passenger Loading Zones										
19	Drop-off by Main Entrance	Ext.		Passenger Loading Zones	N/A		Access aisle not provided Sign with ISA not provided (MAAB)	- -	Provide a marked access aisle that is at least 60" wide and that extends the full length of the vehicle. Provide a sign that includes the International Symbol of Accessibility (ISA) at the head of the space. Locate the sign so that the bottom is 60" min. above the ground and the top is 96" max. above the ground.	1	
	Exterior Ramp										
20	Emergency Exit From Special Education Classroom on the Southwest Corner	Ext.		Exterior Ramp	N/A		Ramp < 48" wide Edge protection < 4" high	- -	Provide a ramp that is 48" wide min. Provide edge protection 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.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
21	Ramp From Exit by Nurse's Office North to Courtyard	Ext.		Exterior Ramp	198		Running slope > 1:12 (8.33%) Edge protection < 4" high	9.7% -	Reduce running slope to be no steeper than 1:12 (8.33%). Provide edge protection 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.	1	
22	Exit From Classroom 11 (Northwest Wing)	Ext.	11	Exterior Ramp	N/A		Running slope > 1:12 (8.33%) Edge protection < 4" high	9.5% -	Reduce running slope to be no steeper than 1:12 (8.33%). Provide edge protection 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.	1	
	Exterior Stair										
23	Stepped Exit Across From Principal's Office Facing North to Courtyard	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair	-	Bottom: Ensure handrails extend to one tread depth beyond the last riser.	4	
24	Exits by the Stage	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Handrail not provided on both sides	- -	Provide a handrail on both sides of stairs. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	2	
25	South Exit From the East Corridor by the Stage	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Handrail not provided on both sides	- -	Provide a handrail on both sides of stairs. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Emergency Exit From Classroom 12	Ext.	12	Exterior Stair	N/A		Handrails do not extend 12" from stair Handrail not provided on both sides	- -	Provide a handrail on both sides of stairs. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	1	
27	Emergency Exits to Stairs From Classrooms 16, 18 and the Resource Room	Ext.	16, 18, 20	Exterior Stair	N/A		Handrails do not extend 12" from stair Handrail not provided on both sides	- -	Provide a handrail on both sides of stairs. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	3	
28	Egress Doors From Classrooms 17, 15, and 13	Ext.	17, 15, 13	Exterior Stair	N/A		Handrails do not extend 12" from stair Handrail not provided on both sides	- -	Provide a handrail on both sides of stairs. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	3	
29	Classroom Exit Doors with Steps (Northwest Wing Facing Central Courtyard)	Ext.	9, 7, 5, 3	Exterior Stair	N/A		Handrails do not extend 12" from stair Handrail not provided on both sides	- -	Provide a handrail on both sides of stairs. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	4	
30	Classroom Exit Doors with Steps (Northwest Side of School)	Ext.	6, 8	Exterior Stair	N/A		Handrail not provided on both sides	-	Provide a handrails on both sides of the stairs.	2	

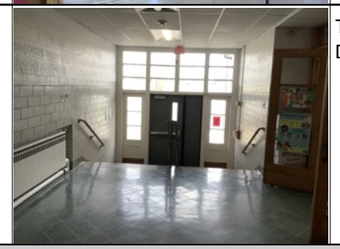
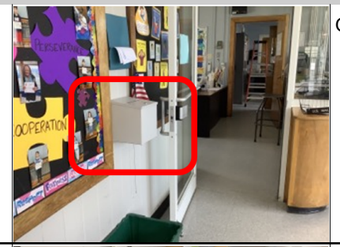
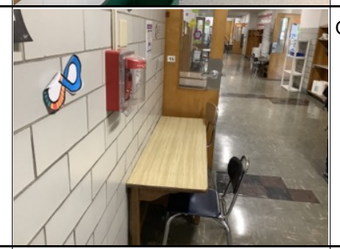
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Entrance										
31	Front Entrance	1		Entrance	Main Entrance		Threshold > 1/2" high	1"	Alter threshold to be 1/2" high max.	1	
	Emergency Exit										
32	Front Entrance	1		Emergency Exit	N/A		Tactile sign not provided at exit	-	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.	2	
33	South Exit by Stage and Art Storage	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
34	Exit Across From the Main Entrance	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
35	Fourth Grade Classroom	1	13	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	

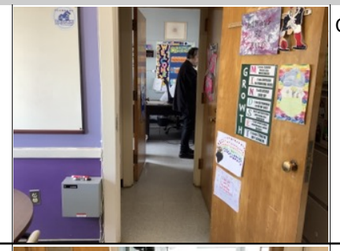
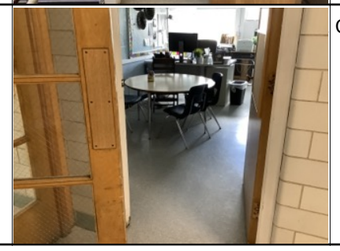
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Classrooms	1	18, 5, 6, 7, 9, 12, 15, 16, 17	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	9	
37	Art Classroom	1	2	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
38	Testing Room/ Resource Room Exit	1	20	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
39	First Grade Classroom	1	3	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
40	Second Grade Classroom	1	8	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	

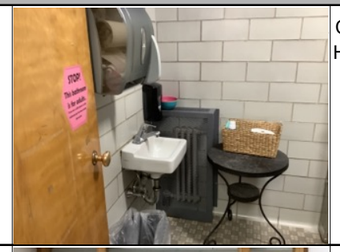
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
41	Kindergarten Classroom and Kindergarten and First Grade Classroom	1	1, 4	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	Provide tactile exit 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 (ISA).	2	
42	Special Education Room - Kindergarten, 1st, 2nd and 3rd Grades	1	11	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	1	
43	Special Education Classroom for Grades 3 and 4	1	14	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	1	
44	North Corridor Exit by Room 19	1	19	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	1	
45	Special Education Classroom Exit	1	19	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	1	

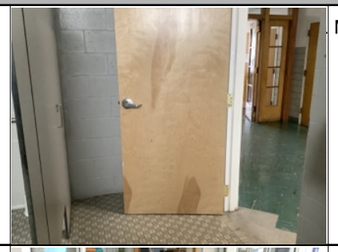
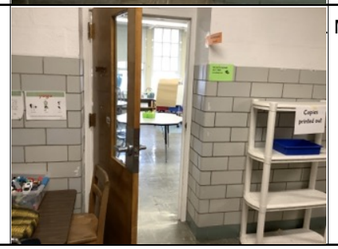
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
46	Corridor Exit/ Entrance by Rooms 20 and 19	1	19	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	Provide tactile exit signs with raised characters 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 (ISA).	1	
47	Exit Across From Office 28	1	28	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	1	
48	Corridor Exit by the Psychologist's Office 30 and Route to Physical Therapy and Occupational Therapy	1	30	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	1	
49	Media Center	1	10	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	1	
50	Media Center	1	10	Emergency Exit	N/A		Maneuvering clearance(s) not provided	4"	Remove the shelf or provide an automatic door opener.	1	

Access to Goods and Services

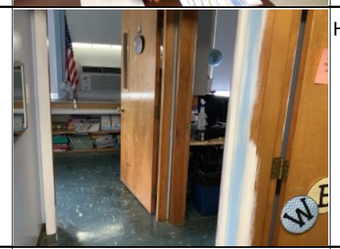
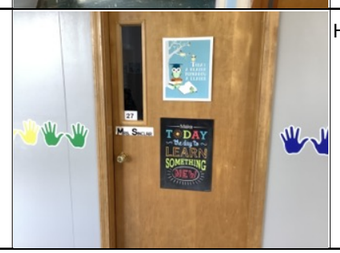
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Means of Egress										
51	Front Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
52	Stepped Corridor Exit by Cafeteria and Kitchen on the East Side	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
	Interior Access Route										
53	Main Office	1		Interior Access Route	N/A		Obstructed by protruding objects	8.5"	Relocate the white box out of the circulation path.	1	
54	Corridor by Room 15	1	15	Interior Access Route	N/A		Obstructed by protruding objects	5.5"	Relocate fire alarm or provide a cane-detectable barrier underneath.	1	
55	Nurse's Office	1	26	Interior Access Route	N/A		Obstructed by protruding objects	12"	Relocate the wall-mounted white cabinet.	1	

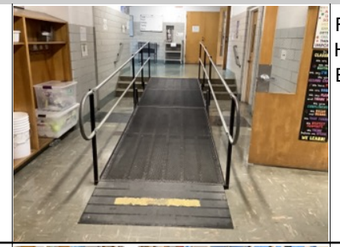
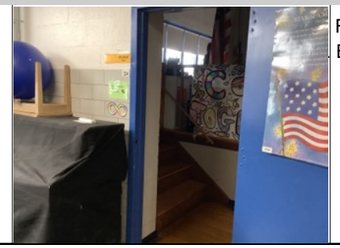
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
56	Corridor by Office 29	1	29	Interior Access Route	N/A		Obstructed by protruding objects	8"	Relocate shelves that are in the corridor or provide cane-detectable barriers underneath.	1	
57	Corridor Exit the Psychologist's Office 30	1	30	Interior Access Route	N/A		Obstructed by protruding objects	-	Relocate object./Provide a cane-detectable barrier.	2	
58	Girls' Toilet Room by Room 17	1	17	Interior Access Route	N/A		Surface openings > 1/2" Level changes > 1/4"	- -	Repair the drain in the accessible toilet compartment.	1	
	Doors, Doorways, & Gates										
59	Principal's Office - Entrance From Main Office	1		Doors, Doorways, & Gates	Office		Clear width at door < 32"	28"	Ensure that the entrance to the office from the entrance vestibule is made fully compliant.	1	
60	Psychologist's Office	1	30	Doors, Doorways, & Gates	Office		Clear width at door < 32"	29" wide	Propped open corridor doors cause the clear width to this office to narrow to less than 32" of width. Recommend removing and replacing noncompliant corridor doors with doors that have 36" clear width so that they do not need to be propped open.	1	

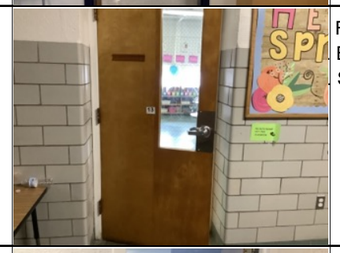
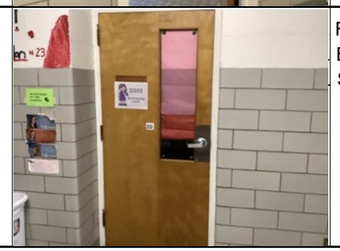
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
61	Toilet Room by Sensory, Occupational and Physical Therapy Rooms	1	31	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Hardware not operable with a closed fist	27" -	Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
62	Cafeteria	1		Doors, Doorways, & Gates	Circulation		If double-leaf door, neither compliant	27.25"	Ensure that at least one of the active leaves is at least 32" min. wide.	1	
63	Front Entrance	1		Doors, Doorways, & Gates	Circulation		If double-leaf door, neither compliant	27.75"	Ensure that at least one of the active leaves is at least 32" min. clear wide.	1	
64	Corridor Doors by Psychologist's Office	1	30	Doors, Doorways, & Gates	Circulation		If double-leaf door, neither compliant	29"	Ensure that at least one of the active leaves is at least 32" min. wide.	1	
65	Corridor Exit by the Psychologist's Office 30 and Route to Physical Therapy and Occupational Therapy	1	30	Doors, Doorways, & Gates	Emergency Egress		If double-leaf door, neither compliant	-	Ensure that at least one of the active leaves is at least 32" min. wide.	1	

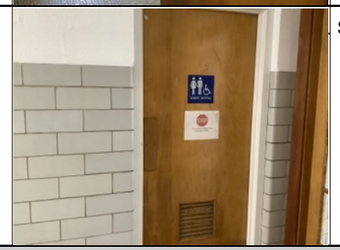
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
66	Special Education Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	53"	Remove the partition to provide door maneuvering clearance. Toilet also lacks clear depth and this would remedy this as well.	1	
67	Main Office	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	2"	Provide an automatic door opener.	1	
68	Kindergarten Classroom	1	1	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	14"	Provide an automatic door opener.	1	
69	Fourth Grade Classroom	1	13	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	2.5"	Provide an automatic door opener.	1	
70	Special Education for Third and Fourth Grades	1	14	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	2.5"	Provide an automatic door opener.	1	

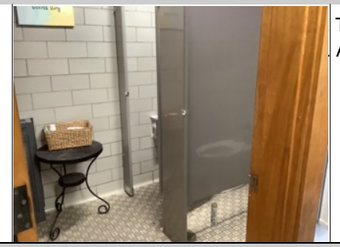
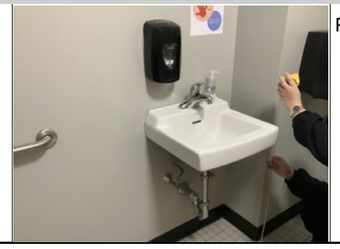
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
71	Third Grade Classroom	1	19	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	14" deep	Provide an automatic door opener.	1	
72	Art Classroom	1	2	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	35.25" wide, 14" deep	Relocate ramp so that there is a 36" wide route to the door. Provide an automatic door opener to to address the 14" deep recessed door.	1	
73	Testing Room/ Resource Room	1	20	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	14" deep	Remove the obstruction./Provide an automatic door opener./Reverse the swing of the door to provide maneuvering clearance.	1	
74	Nurse's Office	1	26	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	6.75"	Remove a portion of the bench so that there is 18" clear on the latch side of the door or provide an automatic door opener.	1	
75	First Grade Classroom	1	3	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	14"	Provide an automatic door opener.	1	

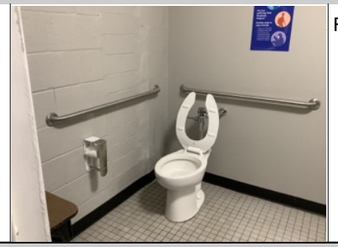
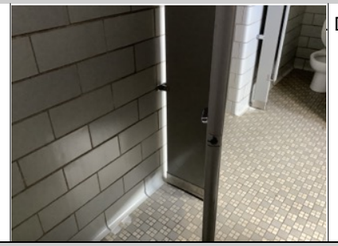
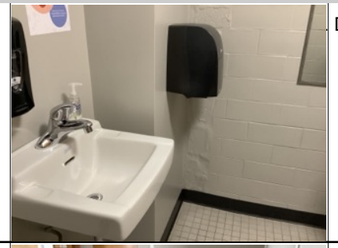
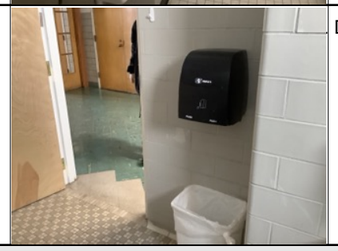
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
76	Second Grade Classroom	1	8	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	14"	Provide an automatic door opener.	1	
77	Northwest Wing Corridor Exit	Ext.		Doors, Doorways, & Gates	Emergency Egress		Threshold > 1/2" high	1”	Alter the threshold to be 1/2" high max.	1	
78	Principal's Office - Entrance From Main Entrance Vestibule	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
79	Offices in Testing Room/ Resource Room	1	20	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	3	
80	Offices	1	27, 28, 30	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	3	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Ramps										
81	Corridor Ramp by Room 12	1	12	Ramps	Interior		Running slope >1:12 (8.33%) Handrails do not extend 12" past top & bottom Edge protection < 4" high	8.7% - 2”	Reduce running slope to be no steeper than 1:12 (8.33%). Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Provide edge protection 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.	1	
82	Corridor Ramp by Room 35	1	35	Ramps	Interior		Running slope >1:12 (8.33%) Handrails do not extend 12" past top & bottom Edge protection < 4" high	8.8% - -	Reduce running slope to be no steeper than 1:12 (8.33%). Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Provide edge protection 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.	1	
83	Corridor Ramp by Room 12	1	12	Ramps	Interior		Handrails do not extend 12" past top & bottom		Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	1	
	Stairways										
84	Stairs to Music Room and Stage	1	24	Stairways	Egress		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing.	1	
	Signage										
85	Music Room	1	24	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
86	Principal's Office - Entrance From Main Entrance Vestibule	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
87	Media Center	1	10	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
88	Classrooms Throughout the School	1	13	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	16	
89	Boys' and Girls' Toilet Rooms by Room 17	1	17	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	2	
90	Testing Room/ Resource Room	1	20	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

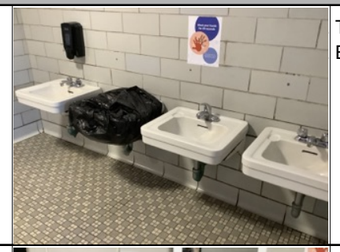
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
91	Nurse's Office	1	26	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
92	Offices	1	29, 27, 28, 30	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	4	
93	Girls' and Boys' Toilet Rooms by Classroom 5	1	5	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	2	
94	All Gender Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
	Dining or Work Surfaces										
95	By Drop-off Area	Ext.		Dining or Work Surfaces	Dining Surface		Not on a accessible route At least one or 5% accessible tables not provided Knee or toe clearance not provided	- - -	Ensure that at least one picnic table is located on an accessible route and has a surface with 27" min. knee and toe clearance.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
96	By Outdoor Learning Center and Garden	Ext.		Dining or Work Surfaces	Dining Surface		Not on a accessible route At least one or 5% accessible tables not provided Knee or toe clearance not provided	- - -	Locate one picnic table on an accessible route. Provide at least one picnic table with 27" min. knee and toe clearance.	1	
	Assembly Area										
97	Gym	1		Assembly Area	N/A		Accessible route to stage not provided Assistive listening devices not provided	- -	Provide an accessible route to the stage and music room, such as an interior lift. If audible communication is integral to the use of the space, provide an assistive listening system. If an assistive listening system is present, a sign indicating its availability is required.	1	
	Toilet & Bathing Rooms										
	Overall Access										
98	Toilet Room by Sensory, Occupational and Physical Therapy Rooms	1	31	Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	- -	Renovate toilet room to provide an accessible single-user toilet room with turning space.	1	
	Lavatory										
99	All Gender Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at the lavatory.	1	

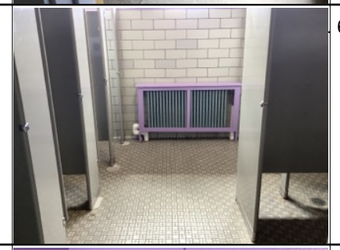
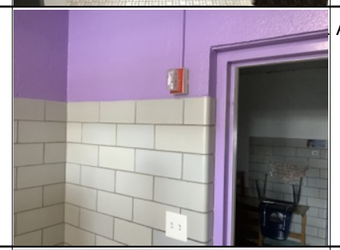
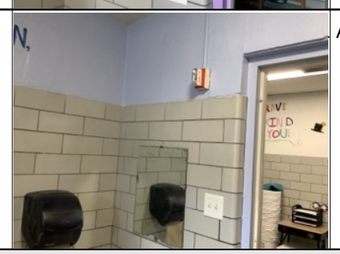
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Single-User Toilet										
100	All Gender Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side	-	Relocate the flush control to the open side.	1	
	Toilet Compartment										
101	Girls' Toilet Room by Classroom 5	1	5	Toilet Compartment	Accessible Compartment		Door pull not provided	-	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	
	Dispensers										
102	All Gender Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	9.5"	Relocate paper towel dispenser out of the circulation path.	1	
103	Special Education Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	9.5"	Relocate the paper towel dispenser out of the circulation path.	1	
	Toilet Rooms for Children										

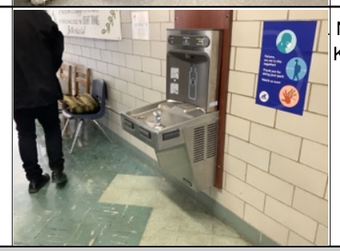
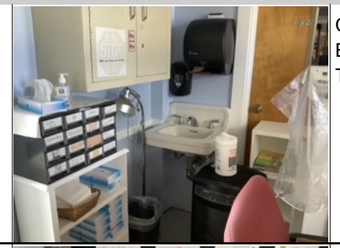
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Toilet Compartment (Children)											
104	Boys' Toilet Room by Room 17	1	17	Toilet Compartment (Children)	Accessible Compartment		Door with malfunctioning self-closing hinge Side or rear grab bar not provided Clearance at toilet 72" clear depth	- - 59.5"	Repair self-closing hinge. Provide one grab bar on the side wall of the water closet and one on the rear wall. Provide a wheelchair accessible compartment that is 60" wide min. and 72" deep min.	1	
105	Boys' Toilet Room by Room 17	1	17	Toilet Compartment (Children)	Accessible Compartment		Door pull not provided	-	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.	1	
106	Girls' Toilet Room by Room 17	1	17	Toilet Compartment (Children)	Accessible Compartment		Door pull not provided	-	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.	1	
107	Special Education Toilet Room	1		Toilet Compartment (Children)	Accessible Compartment		Side or rear grab bar < 42" long Clearance at toilet 72" clear depth	36" 59.5"	Provide a rear wall grab bar that is 42" long located 6" max. from the interior corner. Remove the partition to ensure that there is 72" deep min.	1	
108	Boys' Toilet Room by Classroom 5	1	5	Toilet Compartment (Children)	Accessible Compartment		Side or rear grab bar not provided Flush control not on open side	- -	Provide one grab bar on the rear wall. Provide the flush control on the open side of the toilet (transfer side), no higher than 44" above the finished floor.	1	

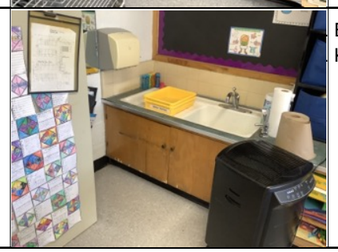
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
109	Girls' Toilet Room by Classroom 5	1	5	Toilet Compartment (Children)	Accessible Compartment		Side or rear grab bar not provided Centerline < 12" or > 15" (Ages 5 - 8)	- 20"	Provide one grab bar on the side wall of the water closet and one on the rear wall. Relocate toilet so that the centerline is between 12" and 15" from the side wall.	1	
110	Girls' Toilet Room by Room 17	1	17	Toilet Compartment (Children)	Accessible Compartment		Side or rear grab bar not provided Clearance at toilet 72" clear depth	- 59.5"	Provide one grab bar on the side wall of the water closet and one on the rear wall. Provide a wheelchair accessible compartment that is 60" wide min. and 72" deep min.	1	
	Lavatory (Children)										
111	Boys' Toilet Room by Room 17	1	17	Lavatory (Children)	N/A		Toe or knee clearances not provided Exposed plumbing underneath	21.5" -	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
112	Girls' Toilet Room by Room 17	1	17	Lavatory (Children)	N/A		Toe or knee clearances not provided Exposed plumbing underneath	22.5 -	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
113	Boys' Toilet Room by Classroom 5	1	5	Lavatory (Children)	N/A		Toe or knee clearances not provided Exposed plumbing underneath	21" -	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	

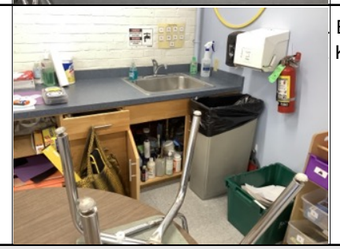
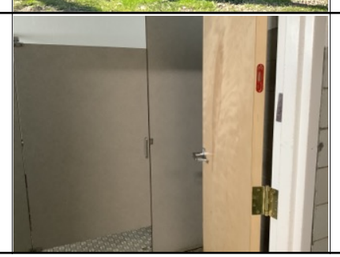
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
114	Girls' Toilet Room by Classroom 5	1	5	Lavatory (Children)	N/A		Toe or knee clearances not provided Exposed plumbing underneath	19.5" -	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
115	Special Education Toilet Room	1		Lavatory (Children)	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 31"	- 37.5"	Insulate or otherwise configure pipes to prevent contact at lavatory. Lower mirror so that the bottom surface is at 31" above the finished floor.	1	
116	Girls' Toilet Room by Room 17	1	17	Lavatory (Children)	N/A		Mirror above lavatory w/reflective surface > 31"	46.25”	Lower mirror so that the bottom surface is at 31" above the finished floor.	1	
117	Boys' Toilet Room by Classroom 5	1	5	Lavatory (Children)	N/A		Mirror above lavatory w/reflective surface > 31"	37.25"	Lower mirror so that the bottom surface is at 31" above the finished floor max.	1	
118	Girls' Toilet Room by Classroom 5	1	5	Lavatory (Children)	N/A		Mirror above lavatory w/reflective surface > 31"	41"	Lower mirror so that the bottom surface is at 31" above the finished floor.	1	

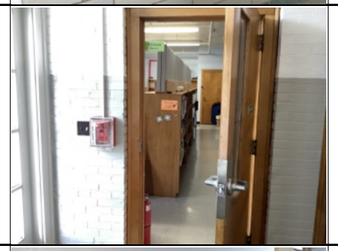
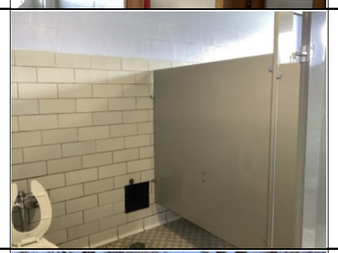
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Dispensers (Children)										
119	Boys' Toilet Room by Room 17	1	17	Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	9.5"	Relocate the paper towel dispenser out of the circulation path.	1	
120	Girls' Toilet Room by Room 17	1	17	Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	9.75"	Relocate the paper towel dispensers out of the circulation path.	2	
121	Girls' Toilet Room by Classroom 5	1	5	Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	9.5"	Relocate the paper towel dispensers out of the circulation path.	2	
122	Boys' Toilet Room by Classroom 5	1	5	Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	11"	Relocate the paper towel dispensers out of the circulation path.	2	
	Urinal (Children)										
123	Boys' Toilet Room by Classroom 5	1	5	Urinal (Children)	N/A		Urinal has < 30" clear width	27"	Remove partition to provide a 30" min. by 48" min. clear floor space positioned for a forward approach at one (1) urinal.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
124	Boys' Toilet Room by Room 17	1	17	Urinal (Children)	N/A		Flush control is > 44" high or not properly located	48”	Mount flush control of one urinal (that has 30" min. clear of width) at 44" max. above the finished floor.	1	
	Overall Access (Children)										
125	Nurse's Office Toilet Room	1	26	Overall Access (Children)	Toilet Room		Turning space is not provided Accessible fixtures or stalls not provided	- -	Renovate toilet room to provide an accessible single-user toilet room with turning space.	1	
126	Girls' Toilet Room by Classroom 5	1	5	Overall Access (Children)	Toilet Room		6 fixtures, no ambulatory compartment provided	7	Provide one ambulatory accessible compartment.	1	
127	Girls' and Boys' Toilet Rooms by Room 17	1	17	Overall Access (Children)	Toilet Room		Audible and visible alarms are not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	2	
128	Boys' and Girls' Toilet Rooms by Classroom 5	1	5	Overall Access (Children)	Toilet Room		Audible and visible alarms are not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	2	
	Additional Access										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Drinking Fountains										
129	Corridor by Room 35	1	35	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	
130	Corridor Across From the Gym	1		Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 26"	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain. Ensure that there is 27" min. high at the drinking fountain for seated users.	1	
	Sink										
131	Nurse's Office	1	26	Sink	Other		Clear floor space not provided at sink Exposed plumbing underneath sink Toe and knee clearances not provided	- 26" -	Provide a 30" by 48" clear floor space positioned for a forward approach. Ensure there is a 27" min. knee clearance positioned for a forward approach. Insulate or otherwise configure pipes at sink.	1	
132	Testing Room/ Resource Room	1	20	Sink	Classroom		Toe and knee clearances not provided Non-compliant faucets Exposed plumbing underneath sink	- - -	Ensure there is a 27" min. knee clearance positioned for a forward approach. Install faucets that do not require tight grasping, pinching, or twisting of the wrist. Insulate or otherwise configure pipes at sink.	1	
	Sinks for Children's Use										
133	Special Education for Third and Fourth Grades	1	14	Sinks for Children's Use	Classroom		Non-compliant or malfunctioning faucet Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- - 22"	Provide a faucet that can be operable with one hand and not require tight grasping, pinching or twisting of the wrist for at least one sink. Insulate or otherwise configure pipes to prevent contact at the sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
134	Kindergarten Classroom	1	1	Sinks for Children's Use	Other		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- 20"	Insulate or otherwise configure pipes to prevent contact, for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
135	Fourth Grade Classroom	1	13	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- 17.5"	Insulate or otherwise configure pipes to prevent contact at the sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
136	Third Grade Classroom	1	19	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- 19.5"	Insulate or otherwise configure pipes to prevent contact at the sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
137	Art Classroom	1	2	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- 20"	Insulate or otherwise configure pipes to prevent contact, for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
138	First Grade Classroom	1	3	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- 20"	Insulate or otherwise configure pipes to prevent contact, for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
139	Media Center	1	10	Sinks for Children's Use	Other		Exposed plumbing underneath Knee/toe clearance <27" at sink > 31" high	- -	Insulate or otherwise configure pipes to prevent contact at the sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
140	Special Education Room - Kindergarten, 1st, 2nd and 3rd Grades	1	11	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <27" at sink > 31" high	- 24"	Insulate or otherwise configure pipes to prevent contact at the sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
Overall Review											
141	Softball and Baseball Fields	Ext.							Note: Building staff said that the softball and baseball field are part of the parks department and are not part of the school, so they were not surveyed.	1	
Best Practice											
142	Signage at the Front of the School								Recommend providing clearer signage showing that this route is open only to buses during school hours. Recommend replacing the word "Handicap" with "Accessible" (e.g., Accessible Parking and Accessible Entrance).	1	
143	Special Education Toilet Room	1							Recommend providing signage with raised characters and braille on the latch side of the door to all permanent rooms that lack designation signage.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
144	Corridor by Classroom 12	1	12						Recommend providing lower coat hooks and storage based on age ranges in the 2010 ADA Standards: for children ages 3-4, accessible coat hooks are recommended to be located at 36" high max. For children ages 5-8, accessible coat hooks are recommended to be located at 40" high max. For children ages 9-12, accessible coat hooks are recommended to be located at 44" high max.	1	
145	Corridor by Office 28	1	28						This is a good example of a recessed fire extinguisher.	1	
146	Sensory, Occupational and Physical Therapy Rooms	1	31						Recommend replacing the designation sign to correctly identify this area. (Currently there is a sign for the Media Center, which has been relocated).	1	
147	Boys' Toilet Room by Classroom 5	1	5					-	Recommend providing a compartment door on the accessible compartment in the boys toilet room. Ensure that the accessible compartment is 60" wide min. and 72" deep min.	1	
148	By Drop-off Area	Ext.							Recommend providing a 48" wide min. stable, firm and slip- resistant surface around the boundary of an accessible picnic table located on an accessible route. See Figure 1 in the narrative report.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
149	Bench by the Main Entrance	Ext.							Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in the area in a manner that is substantially similar to what is shown in Figure 2 in the narrative report.	1	
150	Bench by the Main Entrance	Ext.							Recommend providing more benches for children to wait by the drop-off area. Recommend providing some benches with backrests and some with armrests.	1	
151	Stairs at Egresses From School	Ext.							Recommend providing contrast strips on stair treads of all exterior stairs.	1	

Highlands Elementary School

Town of Braintree

ADA Transition Plan

September 2022

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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Background

Year Built: 1930 Years Renovated: 1953, 1968

Highlands Elementary School is located at 144 Wildwood Street. The school provides classes for approximately 410 students in kindergarten through the fifth grade. The school has one (1) accessible entrance with a ramp on the south side, two (2) inaccessible entrances with stairs on the south side and one (1) accessible entrance on the east side by the parking lot. The school has three (3) levels and vertical circulation consists of two (2) stairways between the ground floor and first floor and three (3) sets of stairs between the first and second floors.

The ground floor contains classrooms for first grade students and multi-user girls' and boys' toilet rooms. The first floor contains classrooms for kindergarten, second and third grade students, a gym, a cafeteria with a stage, the main office, the principal's office, a health room, a single-user toilet room, boys' and girls' multi-user toilet rooms, an occupational therapy room and a media center. The second floor contains classrooms for fourth and fifth grade students, and multi-user girls' and boys' toilet rooms.

There is a parking lot east of the school. Exterior amenities include benches, picnic tables, gardens, a basketball court, a street hockey court, four square courts, and a playground.

Note: Boys' and girls' toilet rooms by Room 12 on the second floor were blocked on the day of survey and unable to be assessed.

Key Accessibility Issues

Exterior Routes

Accessibility issues include lack of an accessible route to the street hockey court and the bike rack, routes with changes in level that are greater than allowed, and routes that are not maintained in operable working condition. Additionally, there is no accessible route to at least one (1) bench by the parking lot and playground.

Passenger Loading Zone

Accessibility issues include lack of a marked access aisle and lack of signage with the International Symbol of Accessibility (ISA) at the head of the loading zone.

Ramp

Accessibility issues at the ramp at the emergency egress door by the playground and street hockey court include lack of a handrail on each side and lack of edge protection on one (1) side.

Stairs

Accessibility issues at exterior stairs in two (2) locations include lack of handrails on both sides of the stair, and existing handrails with a noncompliant cross-section that does not extend one tread depth min. beyond the last riser nosing and horizontally above the landing for 12" min. beginning above the first riser nosing.

Accessibility issues at interior stairs include handrails that do not extend one tread depth min. beyond the last riser nosing and horizontally above the landing for 12" min. beginning above the first riser nosing, and inside handrails on switchback stairs that are not continuous between flights or runs.

Signage

Accessibility issues with signage include lack of signage with the International Symbol of Accessibility (ISA) at accessible entrance doors, lack of directional signs at inaccessible entrance doors directing people to the nearest accessible entrance, lack of tactile signs at egress doors, lack of directional signs at inaccessible exit doors directing people to the nearest accessible exit, and lack of an illuminated sign with the International Symbol of Accessibility (ISA) at accessible exit doors. Additionally, rooms throughout the school have visual designation signage, but lack signs with raised characters and braille located on the wall alongside the latch side of the door. On the first floor, directional signage is not provided at the inaccessible toilet rooms, directing people to the accessible toilet room. On the second floor, after the boys' toilet room by Room 14 and the girls' toilet room by Room 16 are brought into full compliance, signage with the

International Symbol of Accessibility (ISA) should be provided at the entry doors.

Doors
Accessibility issues include lack of the minimum required maneuvering clearance at doors, door thresholds that are higher than the maximum height allowed, doors that lack the required clear width, and doors with noncompliant door hardware.

Vertical Circulation
There is no accessible means of vertical circulation between the ground floor, first floor and second floor.

Dining and Work Surfaces
Accessibility issues include lack of knee and toe clearance at a minimum of one (1) dining surface in the cafeteria and in the garden, and lack of knee and toe clearance at the work surface with the computer in the media center.

Assembly Area
Accessibility issues include lack of an accessible route to the stage/music room in the cafeteria and lack of an assistive listening system (ALS).

Note: Where a sound system, microphone and/or speaker are integral to the use of the space, an assistive listening system (ALS) must be provided. If an assistive listening system is present, a sign indicating its availability is required.

Toilet Rooms
Accessibility issues with girls' and boys' multi-user toilet rooms on the ground floor include lack of clear width and maneuvering clearance at the entrance doors. As it may not be possible to remedy this condition, IHCD recommends providing a new accessible single-user toilet room on this floor.

Accessibility issues with the accessible single-user toilet room on the first floor include a toilet flush control that is not located on the open (transfer) side of the toilet and lavatory pipes that are not insulated or configured to protect against contact.

Additionally, on the first floor, there is no accessible toilet fixture in the health toilet room or kindergarten classroom toilet room.

Accessibility issues at the second floor girls' and boys' multi-user toilet rooms include lack of a wheelchair accessible compartment, lavatory pipes that are not insulated or configured to protect against contact, and urinals that are mounted higher than allowed.

Drinking Fountains
Accessibility issues include lack of drinking fountains for standing users in two (2) locations, and lack of knee and toe clearance at a drinking fountain for seated users in two (2) locations.

Sinks
Accessibility issues include sinks lacking knee and toe clearance, sinks with rims or counters located higher than allowed, one sink lacking clear floor space at the sink, and sinks with exposed pipes underneath.

Note: If no classrooms in a given grade or a given type of classroom have a sink, an accessible sink is not required to be provided. It is the presence of a sink in a classroom that triggers the requirement of at least one (1) accessible sink in the same classroom or same type of classroom.

Playground
Accessibility issues include lack of an accessible route to and around the playground and lack of a compliant impact-attenuating accessible surface to, under and around play components. There is also lack of an accessible route to at least one (1) bench in the playground.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Additional Accessibility Issues

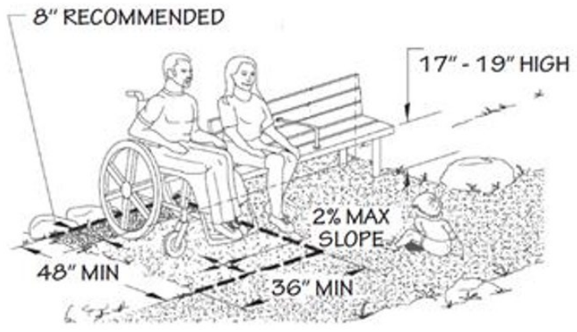
- An air conditioner acts as a protruding object in the garden area.
- Signage at accessible parking spaces is located lower than allowed.
- The fire alarm controls by the main entrance are located higher than allowed.
- The accessible route is narrower than allowed in four (4) locations due to the location of furniture and equipment.
- Shelves and a defibrillator act as protruding objects in corridors.
- The underside of two stairwells lacks a cane-detectable barrier.
- Coat hooks are located higher than allowed.

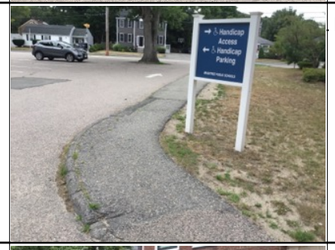
Best Practice and Inclusive Design

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

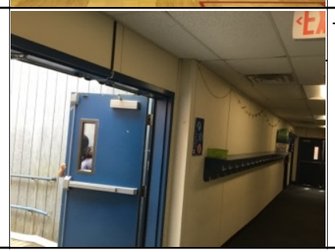
- Recommend updating exterior signage to use the term "Accessible" rather than "Handicap".
- Recommend providing accessible designation signage with raised characters and braille mounted on the latch side of the door at all permanent rooms that lack designation signage.
- Recommend providing an adjustable height podium with knee and toe clearance in the cafeteria.
- Recommend providing color contrasting strips on stair treads of all exterior and interior stairs.
- Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one bench in each area that has benches in a manner that is substantially similar to what is shown in Figure 1.

Figure 1 shows a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned:

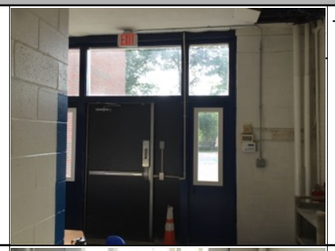
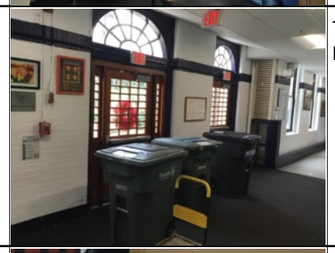
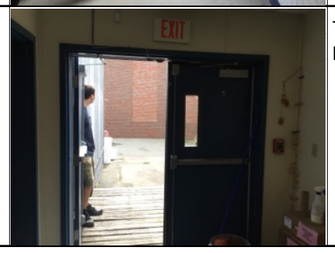

8" RECOMMENDED
17" - 19" HIGH
2% MAX SLOPE
48" MIN
36" MIN

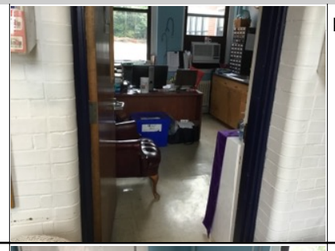
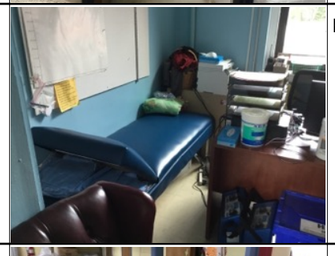
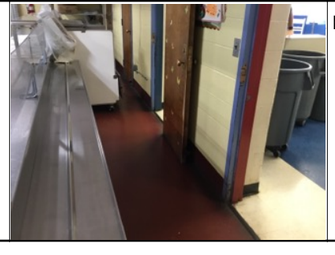
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Garden	1	10	Exterior Access Route	Exterior		Obstructed by protruding objects	20”	Provide a cane-detectable barrier underneath the air conditioner.	1	
2	Sloped Walkway to Accessible Main Entrance	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	.75”	Alter change in level to be 1/4" high max. at the start of the pathway.	1	
3	Accessible Entrance	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
4	Main Entrance Bike Rack	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack.	1	
Off-Street Parking Lot or Garage											
5	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign bottom < 60" above finished grade	37 1 1 48”	Locate sign with the bottom of the sign 60" above the ground.	2	

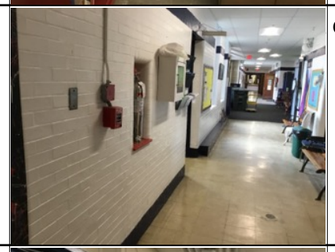
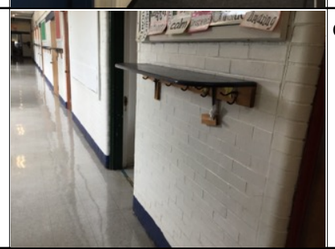
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Passenger Loading Zones										
6	Drop-off Area	Ext.		Passenger Loading Zones			Sign with ISA not provided (MAAB) Access aisle not provided		Provide a marked access aisle that is at least 60" wide and that extends the full length of the vehicle. Provide a sign that includes the International Symbol of Accessibility (ISA) at the head of the space. Locate the sign so that the bottom is 60" min. above the ground and the top is 96" max. above the ground.	1	
	Entrance										
7	Inaccessible Main Entrance Doors From Stairs	Ext.		Entrance	Main Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	2	
8	Accessible Entrance From Parking Lot	Ext.		Entrance	Secondary Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	
9	Accessible Main Entrance From Sloped Walkway	Ext.		Entrance	Main Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	
	Access to Goods and Services										

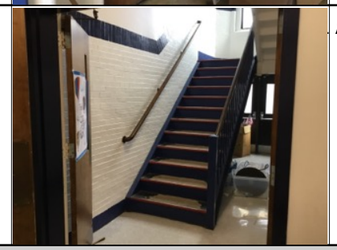
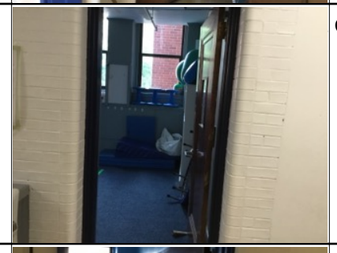
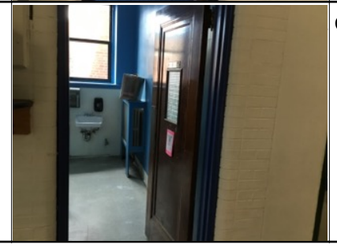
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Means of Egress										
10	Egress Doors From Ground Level Boys' and Girls' Toilet Rooms	Ext.		Means of Egress	N/A		Tactile exit sign not provided	-	On the interior of the exit doors, ensure tactile exit signs 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.	2	
11	Main Entrance/ Exit - Accessible Door to Sloped Walkway	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
12	Gym - East Egress Door	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. After the high threshold is renovated, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
13	Gym - West Egress Door to Fenced-in Area With Gate	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
14	By Cafeteria to Ramp	1	10	Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	

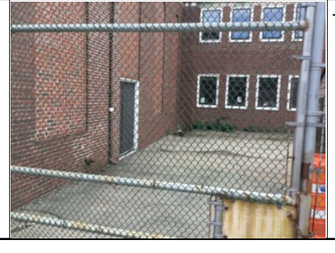
Highlands Elementary School

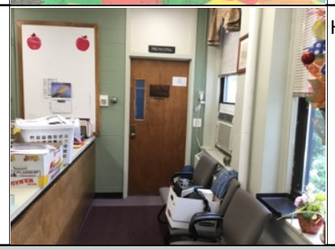
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
15	Egress Door by Room 20	1	20	Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
16	Grade 3 Classroom (Was Library) Egress to Parking	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
17	Main Entrance/ Exit - Inaccessible Doors to Stairs	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	2	
18	Exit Under Stairs by Room 10	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
19	Exit by Third Grade Classrooms	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

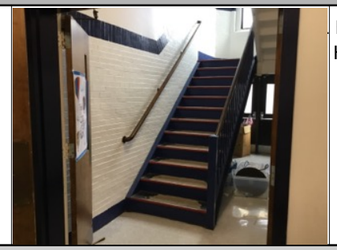
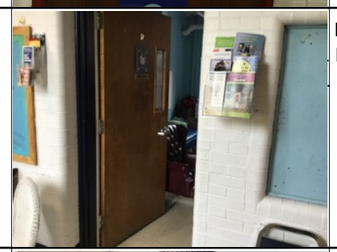
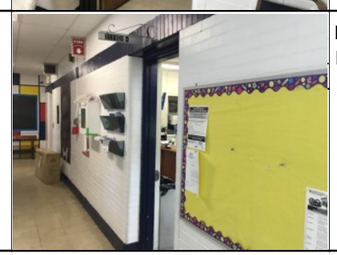
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
20	Second Grade Classroom Egress to Stairs	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
21	Exit to Stairs by Room 6	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
	Interior Access Route										
22	Health Room	1		Interior Access Route	N/A		Route < 36" wide	29”	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate furniture.	1	
23	Health Room	1		Interior Access Route	N/A		Route < 36" wide	12”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
24	Cafeteria	1		Interior Access Route	N/A		Route < 36" wide	32”	Ensure that a clear width of 36" min. is maintained at the accessible route. Reposition the counter to provide 36" min. clear width.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
25	Media Center	1	10	Interior Access Route	N/A		Route < 36" wide	27”	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate furniture.	1	
26	Hallway by Occupational Therapy Room	1		Interior Access Route	N/A		Obstructed by protruding objects	7”	Relocate defibrillator or provide a cane-detectable barrier underneath it.	1	
27	By Ramp Exit at Cafeteria	1	10	Interior Access Route	N/A		Obstructed by protruding objects	11”	Provide a cane-detectable barrier 27" max. above the finished floor below the shelf.	1	
28	Hallway by Toilet Rooms	2		Interior Access Route	N/A		Obstructed by protruding objects	12"	Relocate shelves.	1	
29	Stairs by Room 10	1		Interior Access Route	N/A		Obstructed by protruding objects Vertical clearance < 80" above finished floor	- -	Provide a cane-detectable barrier under the stairs.	1	

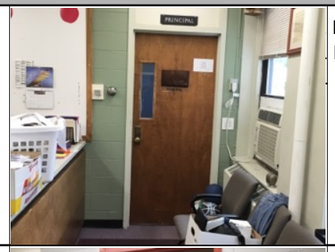
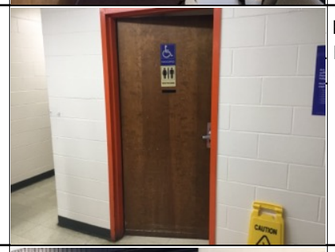
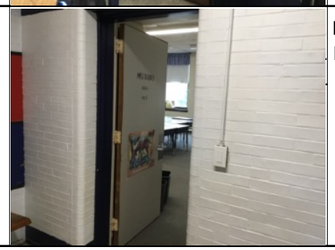
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
30	Stairs by Grade 3 Classroom (Was Library)	1		Interior Access Route	N/A		Obstructed by protruding objects Vertical clearance < 80" above finished floor	- -	Provide a cane-detectable barrier under the stairs.	1	
31	Stairs Between Levels	G, 1, 2		Interior Access Route	N/A		Accessible route not provided	-	Provide an elevator between the ground floor and second floor.	1	
	Doors, Doorways, & Gates										
32	Grade 3 Classroom (Was Library)	1		Doors, Doorways, & Gates	Classroom		Clear width at door < 32"	28”	Provide signage directing users to an accessible entrance.	1	
33	Occupational Therapy Room	1		Doors, Doorways, & Gates	Other		Clear width at door < 32"	31”	Provide signage directing users to an accessible entrance./Install offset hinges to ensure that the door has a clear width of 32 inches./Widen the door so that there is 32" min. clear width.	1	
34	Boys' Multi-User Toilet Room by Room 14	2		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	30”	Widen the door so that there is 32" min. clear width.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
35	Girls' Multi-User Toilet Room by Room 16	2		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	30”	Widen the door so that there is 32" min. clear width.	1	
36	Kindergarten Classroom Toilet Room	1	20	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Hardware not operable with a closed fist	27” -	Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
37	Administration and Principal's Office	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Relocate the trash bin to provide 18" min. on the latch side of the door.	1	
38	Media Center	1	10	Doors, Doorways, & Gates	N/A		Maneuvering clearance(s) not provided	-	Relocate the desk and printer so that there is 18" min. on the latch side of the door.	1	
39	Gym Egress to Fenced-in Area With Gate	1		Doors, Doorways, & Gates	Emergency Egress		Threshold > 1/2" high	1”	Alter the threshold to be 1/2" high max.	1	

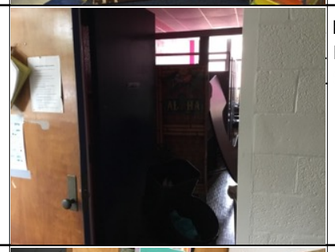
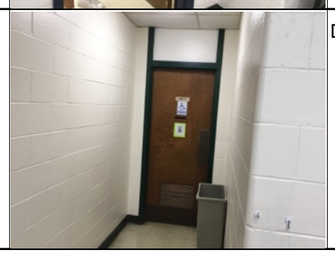
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
40	Egress Doors the East Corridor and East Side of the Gym	Ext.		Doors, Doorways, & Gates	Emergency Egress		Threshold > 1/2" high	2”	Alter the threshold to be 1/2" high max.	2	
41	Administration and Principal's Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	Ramps										
42	Egress Door by Playground and Street Hockey Court From West Corridor	Ext.		Ramps	Other		Handrails not provided at both sides if rise is > 6" Edge protection < 4" high	- -	Provide handrails on both sides. Provide edge protection 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.	1	
	Stairways										
43	Stepped Exit on West Side	Ext.		Stairways	Egress		Handrail not provided on both sides Handrails do not extend 12" from stairs	- -	Provide handrail on each side of the stair. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
44	Exit by Third Grade Classrooms	1		Stairways	Egress		Handrail not provided on both sides Handrails do not extend 12" from stairs Handrails have non-compliant cross section	- - -	Provide handrails on each side of the stair. Provide handrails with 1 1/4" - 2" circular cross sections. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	

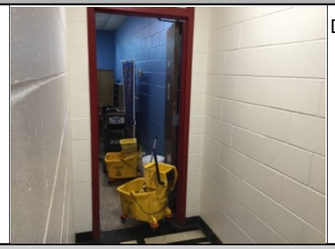
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
45	Stairs by Room 10	1		Stairways	Egress		Handrails do not extend 12" from stairs Handrails not continuous where required	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide a continuous handrail. Inside handrails on switchback stairs must be continuous between flights or runs.	1	
	Signage										
46	Grade 3 Classroom (Was Library)	1		Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. 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. Locate the sign at permanent rooms alongside the door on the latch side.	1	
47	Boys' Multi-User Toilet Room by Room 14 and Girls' Multi-User Toilet Room by Room 16	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Visual characters < 40" above ground International Symbol of Acc. not provided	- - - -	Provide text with raised characters duplicated in braille on sign. Provide braille on the sign. Mount the sign so that the baseline of the lowest visual character is 40" min. above the finished floor or ground. After the toilet room is brought into compliance, replace the sign with a sign containing the International Symbol of Accessibility (ISA).	1	
48	Health Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door		Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
49	Administration and Principal's Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

Highlands Elementary School

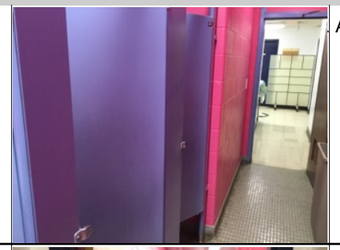
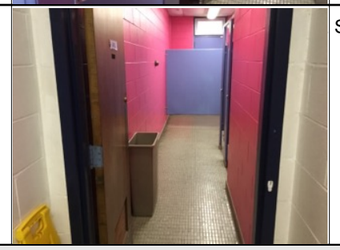
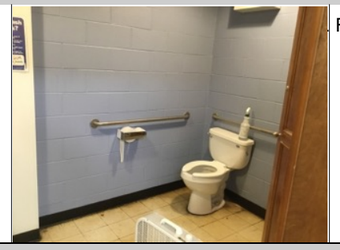
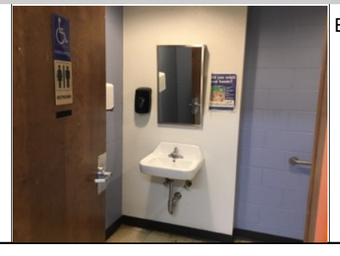
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
50	Administration and Principal's Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
51	Single-User Toilet Room at Hallway Behind Cafeteria Stage	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
52	Media Center	1	10	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
53	Kindergarten Classroom	1	20	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
54	Grade 3 Classroom With Accessible Door	1	27	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

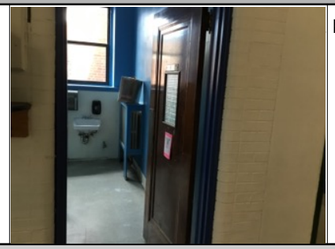
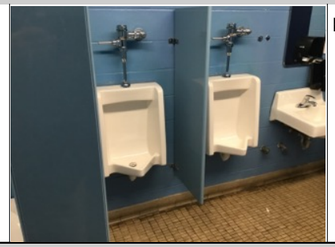
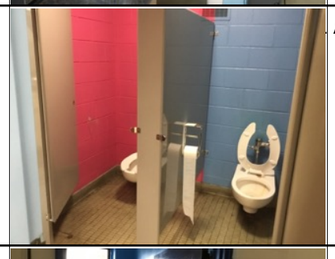
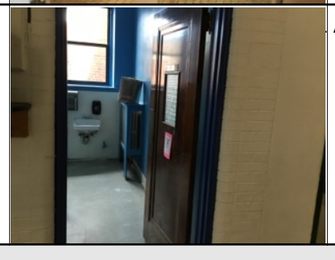
Highlands Elementary School

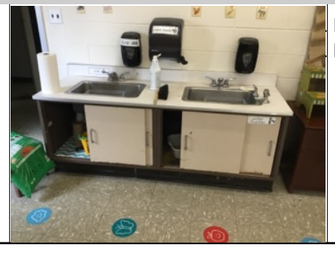
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
55	Second Grade Classroom	1	7	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door		Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
56	Girls' and Boys' Multi-User Toilet Room by Room 12	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	2	
57	Fourth and Fifth Grade Classrooms	2	12	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door		Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
58	First Grade Classroom	G	2	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
59	Girls' Multi-User Toilet Room by Stairs	1		Signage	Directional		Directional sign to access. toilet not provided	29”	Install a sign indicating the location of the nearest accessible toilet room.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
60	Boys' Multi-User Toilet Room by Stairs	1		Signage	Directional		Directional sign to access. toilet not provided	29”	Install a sign indicating the location of the nearest accessible toilet room.	1	
	Operable Parts										
61	Fire Alarm Controls by the Main Entrance	Ext.		Operable Parts	Equipment		Side reach > 54"	62”	Relocate fire alarm so that controls are between 15" - 48" above the ground.	1	
	Children's Reach Ranges										
62	By Ramp Exit at Cafeteria	1		Children's Reach Ranges	N/A		Reach < 18" or > 40" (Ages 5 - 8)	55”	Ensure that 5 percent of coat hook are located between 18" and 40" above the finished floor.	1	
	Dining or Work Surfaces										
63	Cafeteria Table	1		Dining or Work Surfaces	Dining Surface		Knee or toe clearance not provided	12" deep	Provide at least one dining or work surface with 24" min. high knee and toe clearance that is 19" deep min.	1	
64	Media Center	1	10	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least one work surface with 24" min. knee and toe clearance. Relocate stored items.	1	

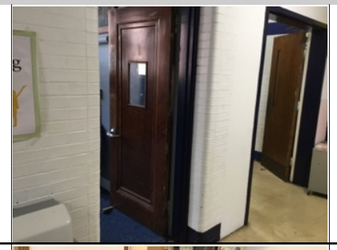
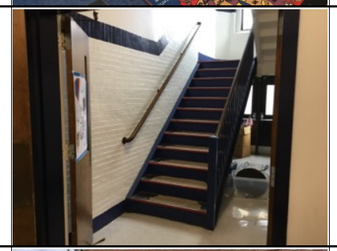
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
65	Garden	1	10	Dining or Work Surfaces	Dining Surface		Knee or toe clearance not provided	-	Provide at least one dining with 24" min. high knee and toe clearance that is 19" deep min.	1	
	Assembly Area										
66	Cafeteria Stage	1		Assembly Area	N/A		Accessible route to stage not provided	-	Provide an accessible route to the stage, such as a ramp or lift.	1	
67	Cafeteria Stage	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.	1	
	Exterior Benches										
68	Bench by Parking Lot	Ext.		Exterior Benches	N/A		No accessible route to one bench in area		Provide an accessible route to one bench in this area.	1	
69	Playground	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Relocate one bench to an accessible route or provide an accessible route to one bench in this area.	1	
	Toilet & Bathing Rooms										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Overall Access										
70	Girls' and Boys' Multi-User Toilet Rooms by Room 3	G		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	- -	Provide one new accessible all gender single-user toilet room on this floor. (Correcting the entry and exit door maneuvering clearance and clear width at both the boys' and girls' multi-user toilet rooms on this floor does not appear to be technically feasible. As a result, a new accessible toilet room is needed. Convert a small classroom or other location to the accessible toilet room.)	1	
71	Girls' and Boys' Multi-User Toilet Room by Room 3	G		Overall Access	Toilet Room		Sign to accessible toilet not provided	-	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room after an accessible toilet room is built on the ground floor.	1	
	Toilet Rooms for Children										
	Single-User Toilet (Children)										
72	Single-User Toilet Room at Hallway Behind Cafeteria Stage	1		Single-User Toilet (Children)	N/A		Flush control not on open side	-	Move the flush control to the open side. Mount flush control between 20" - 30" above the floor.	1	
	Lavatory (Children)										
73	Single-User Toilet Room at Hallway Behind Cafeteria Stage	1		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact at the lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
74	Boys' Multi-User Toilet Room by Room 14 and Girls' Multi-User Toilet Room by Room 16	2		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	2	
	Urinal (Children)										
75	Boys' Multi-User Toilet Room by Room 14	2		Urinal (Children)	N/A		Rim > 15" high (MAAB)	25"	Provide at least one urinal with the rim no higher than 15" above the finished floor. (Note: Image shown is of the ground floor boys' toilet room but a similar urinal is provided on the second floor.)	1	
	Overall Access (Children)										
76	Health Toilet Room	1		Overall Access (Children)	Toilet Room		Turning space is not provided Accessible fixtures or stalls not provided	- -	Renovate to be an accessible single-user toilet room.	1	
77	Kindergarten Classroom Toilet Room	1	20	Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Renovate toilet room to be an accessible single-user toilet room.	1	
78	Boys' Multi-User Toilet Room by Room 14 and Girls' Multi-User Toilet Room by Room 16	2		Overall Access (Children)	N/A		Accessible fixtures or stalls not provided	-	Provide one accessible wheelchair compartment in each toilet room.	2	
	Additional Access										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Drinking Fountains										
79	Near Stairs	1		Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 25"	Provide an additional drinking fountain for standing users. Provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	1	
80	Cafeteria	1	10	Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 23”	Provide an additional drinking fountain for standing users. Provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	1	
	Sink										
81	Health Room	1		Sink	Other		Clear floor space not provided at sink Toe and knee clearances not provided Exposed plumbing underneath sink	28" - -	Provide a 30" by 48" clear floor space positioned for a forward approach. Ensure there is a 27" min. knee clearance positioned for a forward approach. Insulate or otherwise configure pipes at sink.	1	
82	Fourth and Fifth Grade Classrooms	2	12	Sink	Classroom		Toe and knee clearances not provided Rim or counter > 34" Exposed plumbing underneath sink	- 38" -	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. Insulate or otherwise configure pipes at sink.	2	
	Sinks for Children's Use										
83	Kindergarten Classroom	1	20	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- -	Insulate or otherwise configure pipes to prevent contact, for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
84	First Grade Classroom	G	2	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- -	Insulate or otherwise configure pipes to prevent contact at the sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
85	Second Grade Classroom	1	7	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <27" at sink > 31" high	- 39”	Insulate or otherwise configure pipes to prevent contact at sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
Play and Sport Areas											
Play Areas											
86	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components	- - -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface to and around the play components.	1	
Rink											
87	Street Hockey Court	Ext.		Rink	Skate Rink		Not connected to an accessible route	19%	Ensure that the street hockey court is connected to an accessible route.	1	
Overall Review											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
88	Boys' and Girls' Multi-User Toilet Room by Room 12	2							Note: Rooms were unable to be surveyed.	2	
Best Practice											
89	Occupational Therapy Room	1							Recommend providing accessible designation signage with raised characters and braille mounted on the latch side of the door at all permanent rooms that lack designation signage.	1	
90	Cafeteria	1							Recommend providing an adjustable height podium with knee and toe clearance.	1	
91	Interior and Exterior Stairways	1							Recommend providing color contrasting strips on stair treads of all exterior and interior stairs.	1	
92	By Door 1 and the Passenger Loading Zone	Ext.							Recommend updating exterior signage to use the term "Accessible" rather than "Handicap".	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
93	Bench by Parking Lot	Ext.							Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area that has benches in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	

Hollis Elementary School

Town of Braintree

ADA Transition Plan

October 2022

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: 1912 Year Renovated: 1955

Hollis Elementary School is located at 482 Washington Street. It is a multi-story building with split levels including a basement, a lower level, an upper level and Floors 1, 2 and 3. It has an accessible main entrance to the first floor on the building's east side and an accessible entrance on the building south side. There is no accessible means of vertical access connecting any of the floors.

The lower level is on the north side and contains the kindergarten and one boys' and one girls' multi-user toilet room. The upper level is on the north side above the lower level and includes resource rooms and one boys' and one girls' multi-user toilet room. The basement is on the south side and contains the boys' football locker room, an unused boys' toilet room, the computer lab and the library which used to be a girls' locker room. The first floor is on the south side above the basement and contains the first-grade classrooms, special education classrooms, the gymnasium, the cafeteria, the main entrance from Washington Street, the nurse's office, the administration office, and two boys' and two girls' multi-user toilet rooms. The second level is on the south side above the first level and contains the second-grade classrooms, third-grade classrooms, special education classrooms, and one boys' and one girls' multi-user toilet room. The third level is on the north side above the upper level and contains the third and fourth grade classrooms, special education classrooms, and one boys' and one girls' multi-user toilet room.

Exterior amenities include a parking lot on the east side of the site where parents drop off children, a drop-off area on the west side, benches, picnic tables, a basketball court, a softball field, a baseball field, and a blacktop playground.

Key Accessibility Issues

Exterior Routes

Accessibility issues include routes with cross slopes, running slopes, and level changes that are greater than allowed, routes that are not maintained in operable working condition, and curb ramps with transitions that are not flush with the street and not maintained in operable working condition.

Parking Lots

Accessibility issues at the east parking lot near the cafeteria include cross slopes that are greater than allowed, signs mounted lower than allowed, and lack of a marked access aisle (a 96" min. wide access aisle should be provided between the two (2) accessible parking spaces so it can be shared by the van accessible and the car accessible parking space).

Passenger Loading Zones

Passenger loading zones near the main entrance and off the parking lot on the back of the building both lack a marked access aisle and a sign with the International Symbol of Accessibility (ISA).

Stairs

Accessibility issues with exterior stairs include lack of handrails on each side of the stairs of some stairs, lack of handrails at the stairs near the crosswalk at Webster and Washington Street and a lack of the handrail extensions at some stairs. Accessibility issues with interior stairs include lack of handrail extensions at multiple locations, handrails with noncompliant cross sections, and handrails that are not continuous where required.

Signage

Accessibility issues include lack of signage with raised characters and braille at egress doors, lack of an illuminated International Symbol of Accessibility (ISA) at accessible exit doors, and lack of directional signage at inaccessible exits directing people to the nearest accessible exit. There is also a lack of compliant designation signage with raised characters and braille located alongside the door on the latch side at most classroom doors and noncompliant signage at most toilet room doors, including lack of the International Symbol of Accessibility (ISA) where required.

Assembly Areas
Accessibility issues include lack of an accessible route to the stage in the cafeteria and lack of an assistive listening system (ALS) in the cafeteria and in classrooms where audio speakers are present.

Note: If audible communication is integral to the use of the space, an assistive listening system is required. A sign with the International Symbol of Access for Hearing Loss must also be provided.

Doors
Accessibility issues include lack of maneuvering clearance at doors, doors with a clear width that is narrower than allowed, and doors with noncompliant door hardware that requires tight grasping, pinching or twisting or the writs.

Interior Route
Accessibility issues include routes obstructed by protruding objects. There are also changes in level that are higher than allowed in the boys' football locker room and in the men's toilet room near Room 106.

Vertical Access
The most significant accessibility issue at the school is the lack of accessible vertical access between all floors of the building (basement level, lower level, upper level and Floors 1, 2 and 3). Determining all of the specific steps necessary to provide accessible vertical access to all floors and locations will require a thorough analysis of the building that is beyond the scope of this project. It is likely that an elevator in more than one location would be required. A lift or interior ramp is also needed to provide access to the cafeteria stage and to the art and music rooms accessed from the stage level. Additionally, there is lack of an accessible route at a set of stairs by the main entrance and into the basement football locker room. To address some of these issues promptly the school should consider relocating some programs (such as the basement computer room, library and the basement kindergarten classroom) to an accessible location on the first floor.

Interior Ramp
Accessibility issues include an interior ramp near Room 207 with an excessive running slope and a lack of handrails.

Toilet Rooms
Accessibility issues with toilet rooms include lack of an accessible single-user toilet room in the nurse's office due to lack of clear floor space at the toilet and lack of accessible fixtures. The girls' or women's toilet rooms on the upper level, by Room 106, by Room 203 and by Room 306, and the boys' or men's toilet rooms by Room 106, Room 123, Room 205 and Room 306 all lack an accessible toilet compartment. Additional issues at toilet rooms include pipes underneath lavatories that are not wrapped to prevent against contact, mirrors located higher than allowed, urinals located higher than allowed, urinals not located on an accessible route and paper towel dispensers that act as protruding objects. Accessible compartments have issues including lack of or noncompliant grab bars, lack of the minimum required clear floor space, flush controls not located on the open or transfer side, toilet paper dispenser located farther than allowed from the toilet, doors with missing or noncompliant hardware, doors with a malfunctioning self-closing hinge. The toilet room by the boys' football locker room is not in use and therefore were not surveyed.

Drinking Fountains
Accessibility issues include lack of drinking fountains for standing users in seven (7) locations.

Sinks
Accessibility issues include sinks lacking knee and toe clearance, sinks with exposed pipes underneath, and sinks with counters that are higher than allowed.

Note: If no classrooms in a given grade or a given type of classroom have a sink, an accessible sink is not required to be provided. It is the presence of a sink in a classroom that triggers the requirement of at least one accessible sink in the same classroom or same type of classroom. Also, only sinks that are used by students or other members of the public must be made accessible.

Additional Accessibility Issues

- There is no accessible route to the boundary of sport activity at the softball field, baseball field or to the basketball court.
- Lack of accessible team seating located on an accessible route at the softball and baseball fields.
- Lack of knee and toe clearance for at least one (1) dining table in the cafeteria.
- Lack of an accessible work surface in the basement computer room.
- Lack of an accessible picnic table located on an accessible route in the garden and at a second picnic area.
- A bench by the flagpole is not located on an accessible route.
- Lack of an accessible lockers on each floor where student lockers are provided (5% of lockers must be accessible).
- Lack of a bench with back support in the boys' basement football locker room.

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 color contrasting strips on the treads of all interior and exterior stairs.
- Recommend providing accessible designation signage with raised characters and braille at all permanent rooms that lack designation signage.
- Recommend providing a 48" min. stable, firm, and slip-resistant surface around at least one (1) accessible picnic table at each location where picnic tables are provided in a manner that is substantially similar to what is shown in Figure 1.

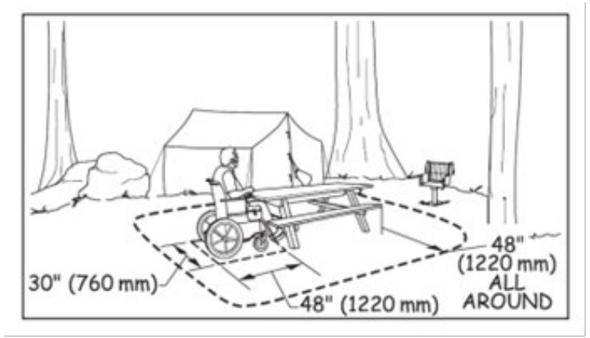


Fig. 1

- Recommend providing a stable, firm and slip-resistant surface alongside the bench by the playground located at the southwest corner of the school so an individual using a wheeled mobility device could sit with his or her shoulders aligned with someone seated on the bench. See Figure 2.

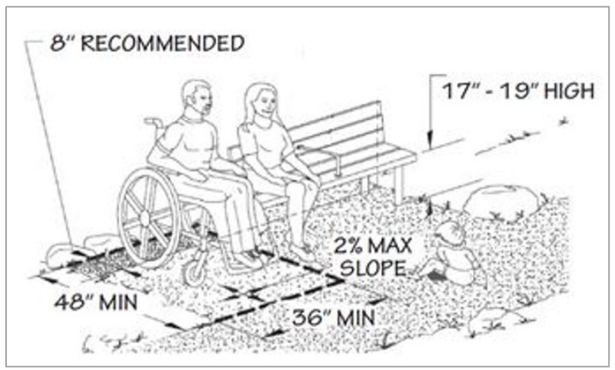
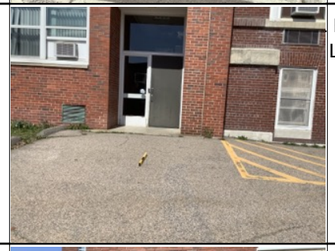
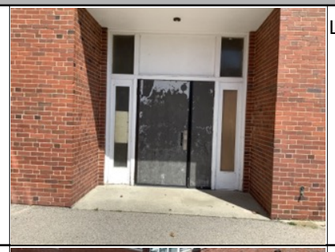
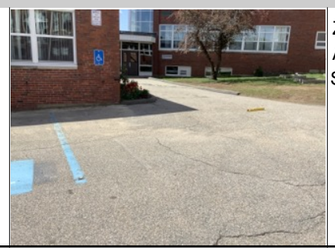
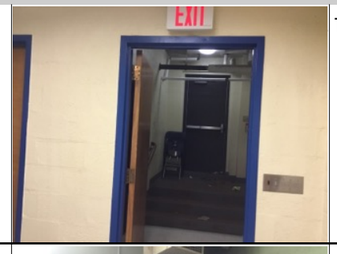
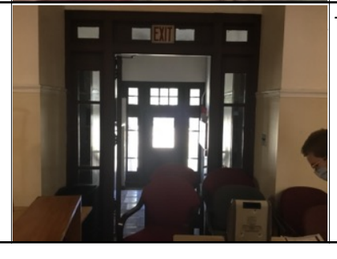


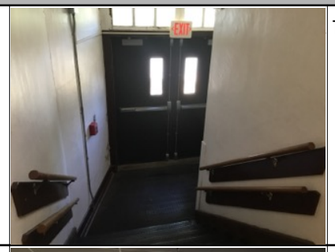
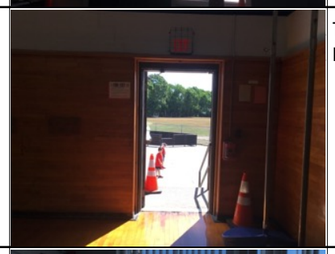
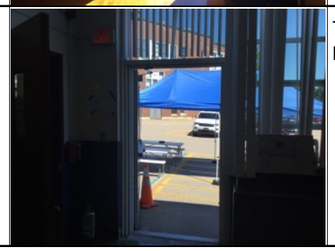
Fig. 2

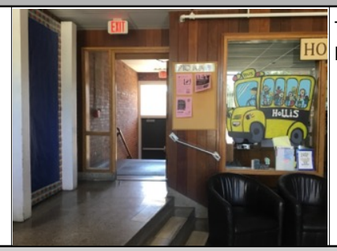
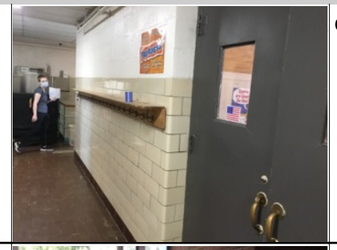
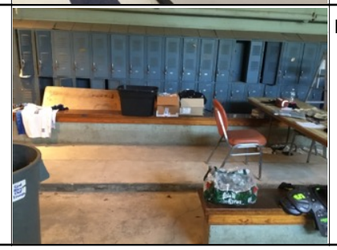
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Webster Street Crosswalks and Walkway to Main Parking and Dropoff Area	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%) Route not maintained in operable working condition	4.8% 12% -	Reduce cross slope in concrete walkway to be no steeper than 1:50 (2.00%). Reduce running slope in concrete walkway to be no steeper than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition.	1	
2	Door 4 Moving Clockwise From the Accessible Entry Doors by the Playground	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	10%	Reduce running slope to be no steeper than 1:20 (5.00%). (Reducing running slope may not be technically feasible.)	1	
3	Door 5	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Level changes > 1/4"	10% 1”	Reduce running slope to be no steeper than 1:20 (5.00%). Alter change in level at transition from asphalt to concrete to be 1/4" high max.	1	
4	Door 11	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Level changes > 1/4"	21% 2”	Reduce running slope to be no steeper than 1:20 (5.00%). Alter change in level to be 1/4" high max.	1	
5	Rear Accessible Entrance (One Entrance) Doors 7 and 8	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" International Symbol of Accessibility not provided	1.5”	Alter change in level to be 1/4" high max. Provide a sign with the International Symbol of Accessibility (ISA).	2	

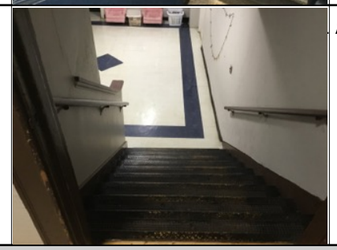
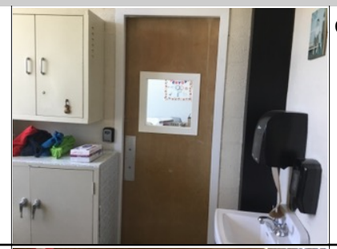
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Door 12	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1”	Alter change in level to be 1/4" high max. at transition from door landing.	1	
7	Garden and Picnic Area	Ext.		Exterior Access Route	Exterior		Surface is not stable, firm, and slip-resistant Accessible route not provided	- -	Ensure a stable, firm and slip resistant accessible route with a 5.00% man. (1:20) running slope is provided to the garden.	1	
8	Door 3	Ext.		Exterior Access Route	Walkway		. Route not maintained in operable working condition	-	Repair the uneven asphalt leading towards the entry stairs.	1	
9	Exterior Access to Boys' Basement Pop Warner Football Locker Room	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the football locker room area in the basement. A lift or elevator is likely required.	1	
	Curb Ramp										
10	Stairs And Walkway Near the Crosswalk by Webster and Washington Streets	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp.	1	

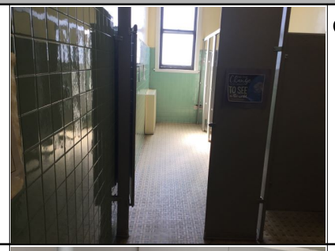
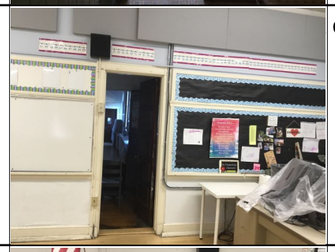
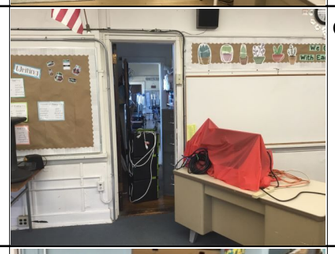
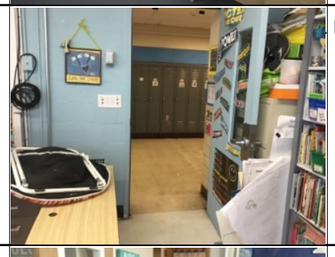
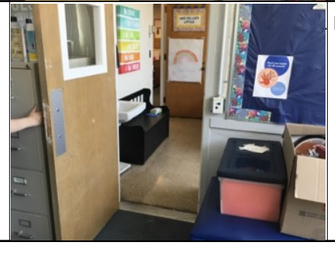
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
11	Curb Ramp by Accessible Entrance And Front Dropoff Area	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush Surface not stable, firm and slip-resistant	- -	Ensure transition from curb ramp to street is flush or free of changes in level. Repair surface.	1	
12	Front of School at Washington Street	Ext.		Curb Ramp	N/A		Surface not stable, firm and slip-resistant	-	Repair surface. (Repair deteriorated asphalt at curb ramps on both sides of crosswalk.)	1	
	Off-Street Parking Lot or Garage										
13	Parking Southwest Side by Playground	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:50 (2.00%)	35 2 1 3%	Reduce running or cross slope to be no steeper than 1:50 (2.00%) in all directions.	1	
14	Back Lot Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Running or cross slope at access aisle > 1:50 (2.00%) Sign bottom < 60" above finished grade	60 2 1 - 4% 42”	Provide a marked access aisle that is at least 60" wide where the identification sign lacks an access aisle. Reduce running or cross slope to be no steeper than 1:50 (2.00%) in all directions at each space. Locate signs with the International Symbol of Accessibility (ISA) and the designation sign with the words "Van Accessible" with the bottom of the sign 60" min. above the ground.	1	
	Passenger Loading Zones										
15	Dropoff Area Rear Lot Southeast Side of School	Ext.		Passenger Loading Zones	N/A		Zone not connected to an accessible route Access aisle not provided Sign with ISA not provided (MAAB)	4.5% 4.5% -	Ensure the passenger loading zone is connected to an accessible route - reduce excessive cross slope and make entry door accessible. Provide a marked access aisle at the passenger loading zone that is at least 60" wide. Provide a sign that includes the International Symbol of Accessibility (ISA) at the head of the drop-off area.	1	

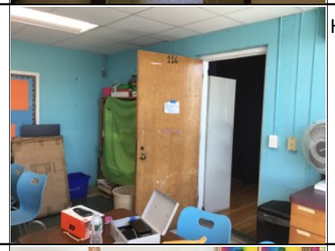
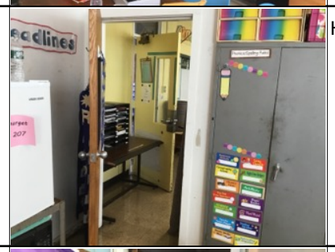
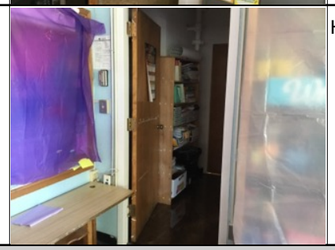
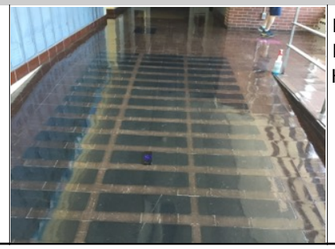
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
16	Front Dropoff Area	Ext.		Passenger Loading Zones	N/A		Access aisle not provided Sign with ISA not provided (MAAB)	- -	Provide a marked access aisle at the passenger loading zone that is at least 60" wide. Provide a sign that includes the International Symbol of Accessibility (ISA) at the head of the dropoff area. Locate the sign so that the bottom is 60" min. above the ground and the top is 96" max. above the ground.	1	
Entrance											
17	Accessible Entrance by Front Dropoff Area	Ext.		Entrance	Main Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	2	
Access to Goods and Services											
Means of Egress											
18	Exit Near Computer Lab	B		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	
19	Boys' Locker Room	B		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	
20	Exit by 111	UL	UL	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	

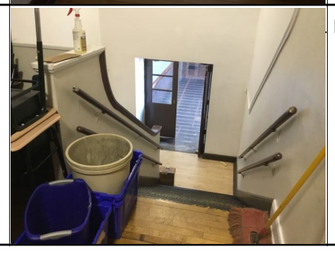
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
21	Exit From Upper Level Above Lower Level	LL		Means of Egress	N/A		Tactile exit sign not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door.	1	
22	By Toilet Rooms Near Gymnasium	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
23	Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
24	Gym Egress	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
25	Cafeteria	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

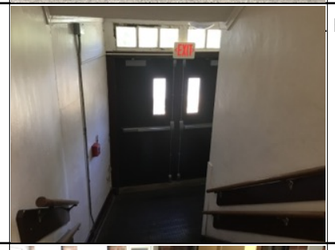
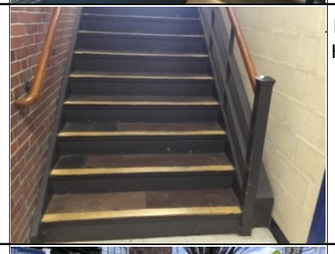
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Exit Near Nurse's Office	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
	Interior Access Route										
27	Hallway	1		Interior Access Route	N/A		Obstructed by protruding objects	7"	Relocate shelving or provide a cane-detectable barrier.	1	
28	By Main Entrance	1		Interior Access Route	N/A		Obstructed by protruding objects	7"	Relocate defibrillator or provide a cane-detectable barrier.	1	
29	Kindergarten Hallway	LL	121	Interior Access Route	N/A		Obstructed by protruding objects	-	Relocate shelf or provide a cane-detectable barrier.	1	
30	Boys' Locker Room	B		Interior Access Route	N/A		Level changes > 1/4"	4"	Alter change in concrete level to be 1/4" high max. for a width of at least 36" to provide an accessible route to the lockers.	1	

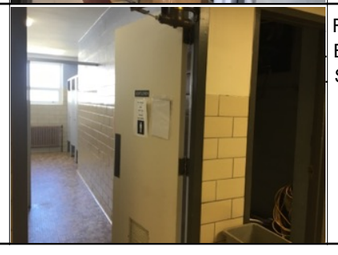
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
31	Cafeteria Stage and Music Room	1	116	Interior Access Route	N/A		Accessible route not provided	-	Provide an interior lift or ramp to the stage (also providing access to the art and music rooms).	1	
32	Main Entrance	1		Interior Access Route	N/A		Accessible route not provided	-	Provide an accessible route to the door. Also consider providing an elevator to all floors in this section of the building at this approximate location. **Note:** Given the layout of the floors in different sections of the school (basement level, lower level, upper level and Floors 1,2 and 3), more than one elevator may be required to provide accessible vertical access to all floors.	1	
33	Stairs Going Towards Lower Level	1		Interior Access Route	N/A		Accessible route not provided	-	Provide an accessible route to the Lower Level. (A Limited Access/Limited Application elevator may be required.) Consider relocating lower level programs to an accessible location.	1	
Doors, Doorways, & Gates											
34	Nurse's Isolation Room	1		Doors, Doorways, & Gates	Other		Clear width at door < 32"	27”	Provide signage directing users to an accessible entrance or widen the door so that there is 32" min. clear width.	1	
35	Second Grade Special Education Classroom	2	201	Doors, Doorways, & Gates	Circulation		Clear width at door < 32"	29”	Provide signage directing users to an accessible entrance or widen the door so that there is 32" min. clear width.	1	

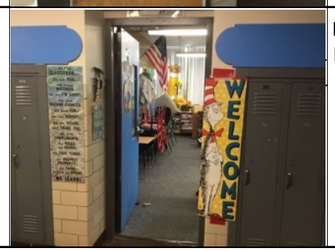
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Girls' Toilet Room Near Room 306	3		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	24”	Widen the door so that there is 32" min. clear width or remove door and partition.	1	
37	Passage Between Rooms	3	304	Doors, Doorways, & Gates	Circulation		Clear width at door < 32"	27”	Provide signage directing users to an accessible entrance to the classroom or widen the door so that there is 32" min. clear width.	1	
38	Special Education Pasaagway Between Rooms	3	301	Doors, Doorways, & Gates	Circulation		Clear width at door < 32"	27”	Provide signage directing users to an accessible entrance or widen the door so that there is 32" min. clear width.	1	
39	First Grade General Classroom	1	106	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	6”	Relocate the desk to provide 18" min. pull side maneuvering clearance on the latch side of the door.	1	
40	Nurse's Isolation Room	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	Relocate trash bin to provide 18" min. pull side clearance on the latch side of the door.	1	

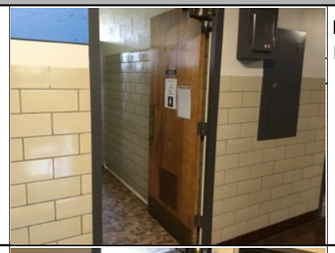
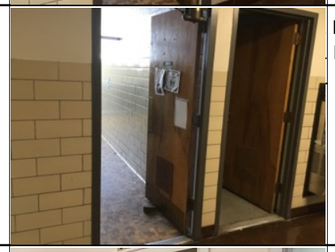
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
41	Girls' Toilet Room on Upper Level	UL	UL	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Provide an automatic door opener or leave door open during school hours.	1	
42	Art Room at Stage Level	1	116	Doors, Doorways, & Gates	Classroom		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
43	Third Grade General Classroom Passage Between Classrooms	2	207	Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
44	Second Grade Standard Classroom Passage Between Rooms	2	203	Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	
	Ramps										
45	Near Room 207	2		Ramps	Interior		Running slope >1:12 (8.33%) Handrails not provided at both sides Handrails do not extend 12" past top & bottom	11.4% - -	Repair to the excessive running slope at this ramp might be technically infeasible. Provide handrails on both sides. Ensure that handrails extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	1	

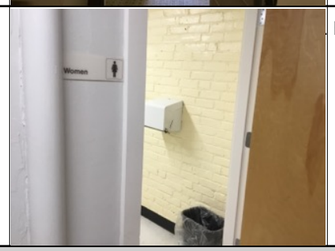
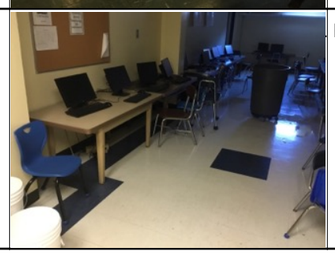
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Stairways										
46	Stairs at Door 9	Ext.		Stairways	Egress		Handrail not provided on both sides	-	Provide compliant handrails with extensions on both sides of stairs.	1	
47	Stairs Going Towards Lower Level	1		Stairways	Other		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
48	Stairs Going Towards Gymnasium	2		Stairways	Other		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing on the wall side of the staircase. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
49	Stairs By Room 305	3		Stairways	Other		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
50	By Room 307	3	301	Stairways	Other		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
51	Door 13 by Basketball at Baseball Field Side of The School	Ext.		Stairways	Other		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
52	Exit From Upper Level Above Lower Level	LL		Stairways	Egress		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
53	Main Entrance	1		Stairways	Other		Handrails do not extend 12" from stairs Handrails have non-compliant cross section	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide handrails with 1 1/4" - 2" circular cross sections.	1	
54	Stairs	B		Stairways	Other		Handrails do not extend 12" from stairs Handrails not continuous where required	- -	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide continuous handrails.	1	
55	Stairs Along North Side of School Near the Crosswalk by Webster and Washington Streets	Ext.		Stairways	Other		Handrails not provided	-	Provide handrails.	1	

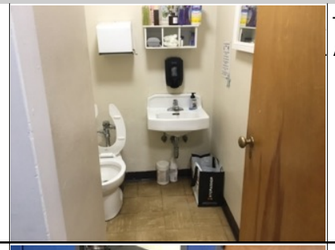
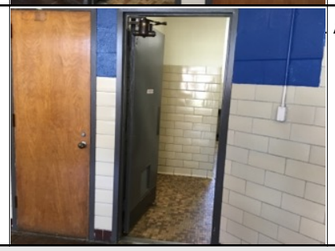
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Signage										
56	Special Education Classroom	3	305	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	
57	Women's Toilet Room Near Gymnasium	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door International Symbol of Acc. not provided	- - - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side. Replace the sign with a sign containing the International Symbol of Accessibility (ISA).	1	
58	Men's Toilet Room Near Gymnasium	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door International Symbol of Acc. not provided	- - - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side. Replace the sign with a sign containing the International Symbol of Accessibility (ISA).	1	
59	Art Room at Stage Level	1	116	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
60	Men's Toilet Room Near Room 106	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

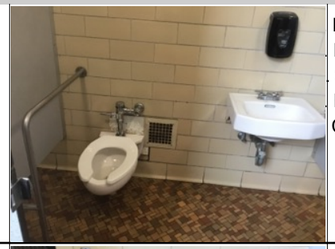
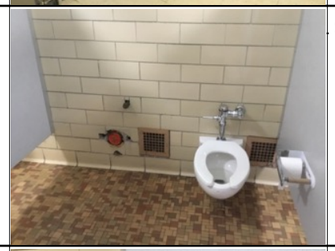
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
61	Women's Toilet Room Near Room 106	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
62	First Grade Special Education Classroom	1	103	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
63	Principal's Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
64	Third Grade General Classroom	2	207	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
65	Second Grade Special Education Classroom	2	201	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

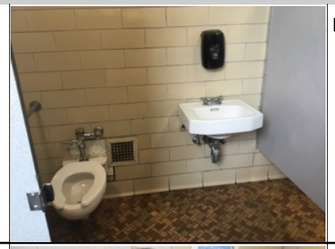
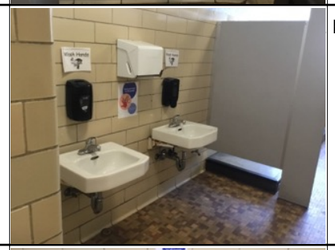
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
66	Women's Toilet Room Near Room 203	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
67	Men's Toilet Room Near Room 205	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
68	Fourth Grade General Classroom	3	306	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side. **Note:** This issue is repeated at classroom doors throughout the school.	1	
69	Special Education Classroom	3	301	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
70	Kindergarten Classroom	LL	121	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
71	Boys' Toilet Room Near Room 123	UL	UL	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
72	Girls' Toilet Room on Upper Level	UL	UL	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
73	Women's and Men's Toilet Rooms on Lower Level	LL		Signage	Designation		Braille not provided on sign	-	Provide braille on the sign.	2	
	Dining or Work Surfaces										
74	Cafeteria	1		Dining or Work Surfaces	Dining Surface		Knee or toe clearance not provided	14"	Provide at least one dining surface with 24" min. knee and toe clearance.	1	
75	Computer Room (Was Girls' Locker Room)	B		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	20”	Provide at least one work surface with 24" min. knee and toe clearance. Consider relocating this program to an accessible location.	1	

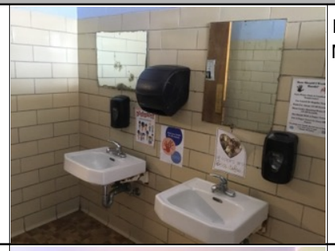
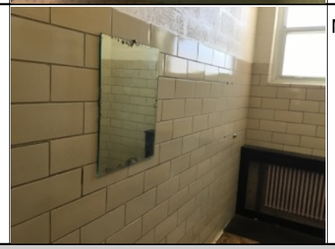
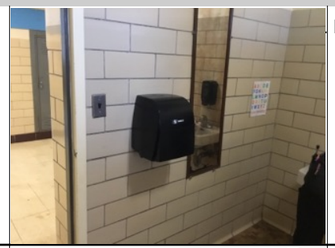
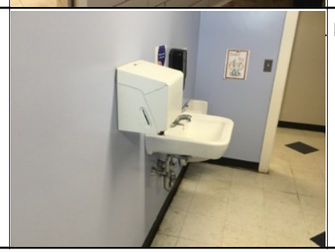
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Assembly Area										
76	Cafeteria	1		Assembly Area	N/A		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system.	1	
77	Special Education Classroom	3	305	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	
	Locker Room										
78	Third Level Lockers	3		Locker Room	N/A		Total # of accessible locker	-	Ensure at least 5% of student lockers are accessible with 30" min. by 48" min. clear floor space at the locker. If an interior shelf is provided, ensure there is a shelf between 40-48" above the ground. Also ensure the accessible locker has hardware that does not require tight grasping, pinching, or twisting of the wrist.	1	
79	Boys' Locker Room	B		Locker Room	Boys		Back support not provided at bench	-	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer.	1	
	Picnic Tables										
80	Garden and Picnic Area			Picnic Tables	N/A		At least 5% accessible spaces not provided Surface not stable, firm and slip-resistant Toe or knee clearance at tables not provided Picnic table not on an accessible route	- - - -	Ensure that at least 5% (minimum one) of picnic tables are accessible. Repair surface. Provide at least 1 picnic table with toe and knee clearance. Ensure that the picnic table is connected to an accessible route.	1	

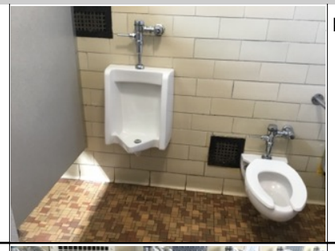
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Exterior Benches											
81	Benches by Flag Pole	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Relocate one bench to an accessible route or provide an accessible route to one bench in this area.	1	
Toilet & Bathing Rooms											
Overall Access											
82	Nurse's Office Single-User Toilet Room	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	- -	Provide an accessible single-user toilet room.	1	
83	Men's Toilet Room Near Gymnasium	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
84	Women's Toilet Room Near Gymnasium	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
Toilet Rooms for Children											

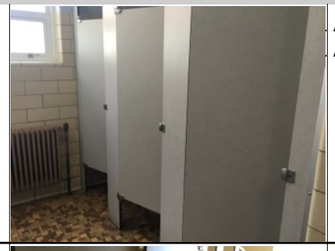
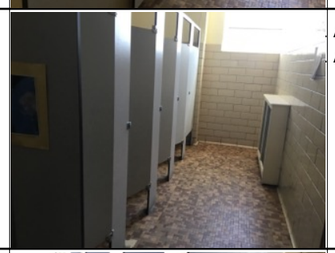
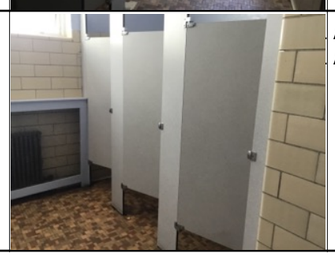
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Toilet Compartment (Children)										
85	Women's Toilet Room Near Gymnasium	1		Toilet Compartment (Children)	Accessible Compartment		Door with non-compliant hardware Door with malfunctioning self-closing hinge Side or rear grab bar not provided Flush control not on open side Clearance at toilet 72" clear depth	- - - - 60"	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair self-closing hinge. Provide a side grab bar that is 42" long min. Provide a rear wall grab bar that is 42" long min. Provide the flush control on the open side of the toilet. Provide a wheelchair accessible compartment 60" wide min. and 72" deep min.	1	
86	Men's Toilet Room Near Gymnasium	1		Toilet Compartment (Children)	Accessible Compartment		Door with non-compliant hardware Door with malfunctioning self-closing hinge Side or rear grab bar not provided Flush control not on open side	- - - - -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair self-closing hinge. Provide a side grab bar that is 42" long min. . Provide a rear wall grab bar that is 42" long min. Provide the flush control on the open side of the toilet (transfer side), no higher than 44" above the finished floor.	1	
87	Men's Toilet Room on Lower Level	LL		Toilet Compartment (Children)	Accessible Compartment		Door with non-compliant hardware Door with malfunctioning self-closing hinge Flush control not on open side	- - -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair self-closing hinge. Provide the flush control on the open side of the toilet (transfer side), no higher than 44" above the finished floor.	1	
88	Women's Toilet Room Near Room 106	1		Toilet Compartment (Children)	Accessible Compartment		Side or rear grab bar not provided	- -	Provide a side grab bar that is 42" long min. and between 33"- 36" above the finished floor. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	
89	Men's Toilet Room Near Gymnasium	1		Toilet Compartment (Children)	Accessible Compartment		Non-compliant toilet paper dispenser Clearance at toilet 72" clear depth	58" -	Relocate toilet paper dispenser so that it is between 14"- 19" above the finished floor and between 7"- 9" in front of the toilet. Provide a wheelchair accessible compartment that is 60" wide min. and 72" deep min.	1	

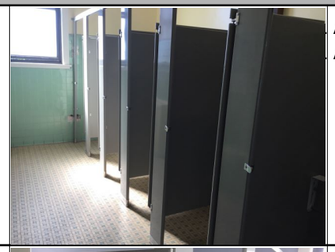
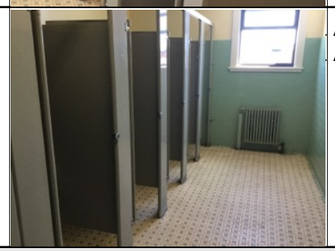
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Lavatory (Children)										
90	Women's Toilet Room Near Gymnasium	1		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
91	Men's Toilet Room Near Gymnasium	1		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
92	Men's Toilet Room Near Room 106	1		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
93	Women's Toilet Room Near Room 106	1		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
94	Women's Toilet Room Near Room 203	2		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	

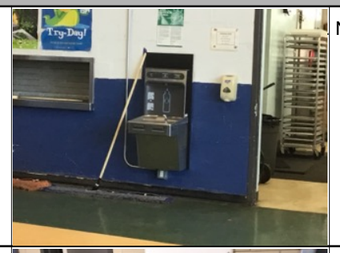
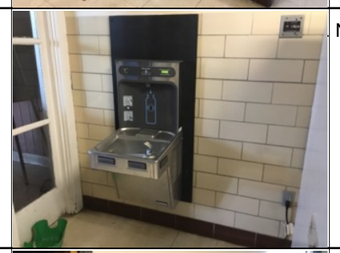
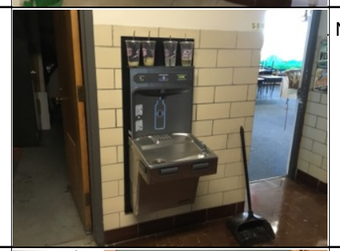
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
95	Girls' Toilet Room Near Room 306	3		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
96	Boys' Toilet Room Near Room 306	3		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	
97	Men's Toilet Room on Lower Level	LL		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
98	Women's Toilet Room on Lower Level	LL		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
99	Girls' Toilet Room on Upper Level	UL	UL	Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	

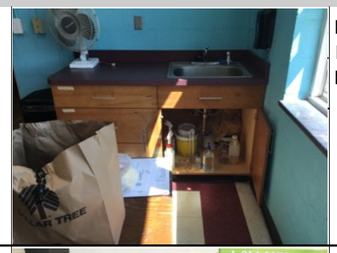
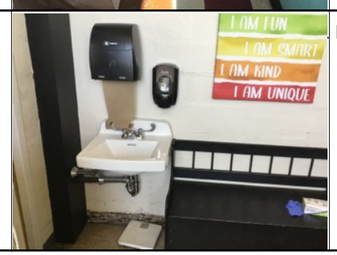
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
100	Men's Toilet Room Near Room 205	2		Lavatory (Children)	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 31"	- 46"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 31" above the finished floor.	1	
101	Boys' Toilet Room Near Room 123	UL	UL	Lavatory (Children)	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 31"	- 51”	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 31" above the finished floor.	1	
102	Women's Toilet Room Near Gymnasium	1		Lavatory (Children)	N/A		Mirror above lavatory w/reflective surface > 31"	45”	Lower mirror so that the bottom surface is at 31" above the finished floor.	1	
	Dispensers (Children)										
103	Women's Toilet Room Near Room 106	1		Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	-	Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier under the paper towel dispenser.	1	
104	Men's Toilet Room on Lower Level	LL		Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	-	Relocate the paper towel dispenser out of the circulation path.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
105	Women's Toilet Room on Lower Level	LL		Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	-	Relocate dispenser out of the circulation path.	1	
	Urinal (Children)										
106	Men's Toilet Room Near Gymnasium	1		Urinal (Children)	N/A		Rim > 15" high (MAAB)	21.5”	Provide at least one urinal with the rim no higher than 15" above the finished floor.	1	
107	Men's Toilet Room Near Room 205	2		Urinal (Children)	N/A		Rim > 15" high (MAAB)	-	Provide at least one urinal with the rim no higher than 15" above the finished floor.	1	
108	Boys' Toilet Room Near Room 306	3		Urinal (Children)	N/A		Rim > 15" high (MAAB)	-	Provide at least one urinal with the rim no higher than 15" above the finished floor.	1	
109	Boys' Toilet Room Near Room 123	UL	UL	Urinal (Children)	N/A		Rim > 15" high (MAAB)	23”	Provide at least one urinal with the rim no higher than 15" above the finished floor.	1	

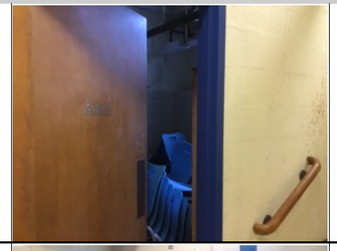
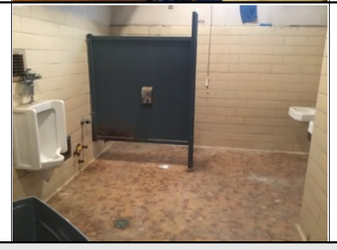
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
110	Men's Toilet Room Near Room 106	1		Urinal (Children)	N/A		Urinal not on an accessible route	5"	Alter change in level to be 1/4" high max. for a width of 30" min. positioned for a forward approach at at least one urinal that has a rim no more than 15" above the finished floor or remove platform.	1	
	Overall Access (Children)										
111	Men's Toilet Room Near Room 106	1		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided Audible and visible alarms are not provided	- -	Provide one accessible wheelchair compartment that is 60" wide and 72" deep at the toilet. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
112	Women's Toilet Room Near Room 106	1		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided Audible and visible alarms are not provided	- -	Provide one accessible wheelchair compartment that is 60" wide and 72" deep at the toilet. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
113	Women's Toilet Room Near Room 203	2		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided Audible and visible alarms are not provided	- -	Provide one accessible wheelchair compartment that is 60" wide and 72" deep at the toilet. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
114	Men's Toilet Room Near Room 205	2		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided Audible and visible alarms are not provided	- -	Provide one accessible wheelchair compartment that is 60" wide and 72" deep at the toilet. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
115	Girls' Toilet Room Near Room 306	3		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided Audible and visible alarms are not provided	- -	Provide one accessible wheelchair compartment that is 60" wide and 72" deep at the toilet. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
116	Boys' Toilet Room Near Room 306	3		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided Audible and visible alarms are not provided	- -	Provide one accessible wheelchair compartment that is 60" wide and 72" deep at the toilet. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
117	Boys' Toilet Room Near Room 123	UL	UL	Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided Audible and visible alarms are not provided	- -	Provide one accessible wheelchair compartment that is 60" wide and 72" deep at the toilet. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
118	Girls' Toilet Room on Upper Level	UL	UL	Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided Audible and visible alarms are not provided	- -	Provide one accessible wheelchair compartment that is 60" wide and 72" deep at the toilet. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
Additional Access											
Drinking Fountains											
119	By Toilet Rooms Near Gymnasium	1		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
120	Cafeteria	1		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	
121	By Room 106	1		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	
122	By Room 101	1		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	
123	By Room 205	2		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	
124	By Room 307	3	307	Drinking Fountains	N/A		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
125	Near Boys' Toilet Room on Upper Level	UL	UL	Drinking Fountains	N/A		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	
	Sink										
126	English Special Education Classroom	2	206	Sink	Classroom		Toe and knee clearances not provided Rim or counter > 34"	- 36.5”	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. **Note**: This sink does not need to be made accessible if it is not used by students or other members of the public.	1	
127	Second Grade Special Education Classroom Teacher’s Sink	2	201	Sink	N/A		Exposed plumbing underneath sink Toe and knee clearances not provided		Ensure there is a 27" min. knee clearance positioned for a forward approach. Insulate or otherwise configure pipes at sink. **Note:** This sink does not need to be made accessible if it is not used by students or other members of the public.	1	
	Sinks for Children's Use										
128	Art Room at Stage Level	1	116	Sinks for Children's Use	Classroom		Rim or counter at sink > 34" Exposed plumbing underneath Knee/toe clearance <27" at sink > 31" high Sink not on an accessible route	36” - - -	Relocate sink with the front of the rim or counter no higher than 34" above the finished floor. Insulate or otherwise configure pipes to prevent contact at the sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c). Provide an accessible route to the sink.	1	
129	Nurse’s Office	1		Sinks for Children's Use	Other		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact for at least one sink.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
130	First Grade General Classroom	1	106	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <27" at sink > 31" high	- -	Insulate or otherwise configure pipes to prevent contact, for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
131	Kindergarten Classroom	LL	121	Sinks for Children's Use	Classroom		Knee/toe clearance <24" at sink 31" high	-	Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
132	First Grade Special Education Classroom	1	103	Sinks for Children's Use	Classroom		Knee/toe clearance <27" at sink > 31" high	-	Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
Play and Sport Areas											
Field											
133	Softball	Ext.		Field	Softball		Accessible spaces not provided at team seating	-	Provide a 36" x 48" stable, firm and slip resistant clear floor space at team seating and an accessible route to the team seating at the softball field.	2	
134	Baseball	Ext.		Field	Baseball		Accessible spaces not provided at team seating Field not connected to an accessible route No accessible route to all areas of sport activity	- - -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field. Install an accessible route between all areas of sport activity.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
135	Access to Softball and Basball	Ext.		Field	Softball		Field not connected to an accessible route No accessible route to all areas of sport activity	14% -	Provide an accessible route to the field. Install an accessible route between all areas of sport activity.	1	
	Court										
136	From Parking to Basketball	Ext.		Court	Basketball		Court is not connected to an accessible route No accessible route between all areas of sport activity	- -	Provide an accessible route to the basketball court. Install an accessible route between all areas of sport activity.	1	
	Overall Review										
137	Girls' Locker Room	B			N/A				**Note:** The girls' basement locker room is not in use and therefore was not surveyed.	1	
138	Boys' Locker Room	B			N/A				**Note:** The boys' basement toilet room toilet room at the football locker room is not in use and was not surveyed.	1	
	Best Practice										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Stairway										
139	Stairs And Walkway Along North Side of School Near the Crosswalk by Webster and Washington	Ext.		Stairway	N/A				Recommend providing color contrasting strips on the treads of all interior and exterior stairs.	1	

Liberty Elementary School

Town of Braintree

ADA Transition Plan

October 2022

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: 1948 Year Renovated: 1998

Liberty Elementary School is a one-story building located at 49 Proctor Road. It has three (3) entrances, all of which are largely accessible, and serves approximately 356 students in the kindergarten through fifth grade.

The northeast and southeast sides contain the gymnasium, stage, offices, the occupational therapy/physical therapy room, boys' and girls' multi-user toilet rooms, and third, fourth and fifth-grade classrooms. The northwest and southwest sides contain kindergarten classrooms, first, second and third-grade classrooms, the nurse's office, single-user toilet rooms, the cafeteria, the library, and the music and arts room.

Exterior amenities include a staff parking lot on the south side of the site, a visitor parking lot on the east side where parents can drop off children, a blacktop playground, and an open field. A basketball court and baseball field were observed but they are no longer in use, so they were not surveyed.

Key Accessibility Issues

Exterior Routes
Accessibility issues include routes with cross slopes, running slopes, level changes, and surface openings that are greater than allowed, routes that are not maintained in operable working condition, surfaces that do not prevent accumulation of water, and surfaces that are not stable, firm, and slip-resistant. The bike rack by the music and art room egress door is not located on an accessible route and there is no accessible route between the blacktop play area and the open field.

Parking Lot
The access aisle between the two (2) accessible parking spaces in the visitor parking lot does not adjoin an accessible route, as it leads to a curb ramp flare and the curb ramp may be blocked when someone is parked in the north accessible parking space. Due to the parking count in this lot, one (1) van accessible and one (1) car accessible parking space should be provided (with a marked access aisle or access aisles that adjoin an accessible route).

Exterior Stairs
Accessibility issues include lack of the required handrail extensions on the stairs that are located outside the egress from the third-grade hallway.

Exterior Ramps
Accessibility issues at the ramp to the drop-off entrance by the first and second-grade hallway include a handrail located lower than allowed, lack of handrail extensions, lack of edge protection, lack of handrails on each side, and lack of a lower set of handrails between 18" and 20" high. At the south ramp by the third and fourth-grade hallway, the ramp is narrower than allowed, handrails lack extensions, one handrail is not continuous, and the ramp lacks edge protection.

Signage
Accessibility issues include lack of an illuminated International Symbol of Accessibility (ISA) at accessible egress doors, lack of directional signage at inaccessible exits directing people to the nearest accessible exit, and lack of tactile exit signs at each exit door. Additionally, there is lack of raised characters and braille on all designation signs; some designation signs are not located on the latch side of the door; and some designation signs lack the required 18" x 18" clear floor space at the sign. One (1) designation sign with raised characters and braille is covered by paper.

Assembly Area
Accessibility issues include lack of an accessible route to the stage in the gymnasium. Additionally, an assistive listening system (ALS) is not provided.

Note: If audible communication is integral to the use of the space, an assistive listening system is required. A sign with the International Symbol of Access for Hearing Loss must also be provided.

Doors
Accessibility issues include doors that lack maneuvering clearance, doors lacking an adequate clear width, noncompliant door hardware, and doors that required a greater amount of opening force than allowed.

Interior Routes
Accessibility issues include routes that are less than 36” wide, routes obstructed by protruding objects, and vertical clearances that are lower than allowed.

Toilet Rooms
The most severe accessibility issues occur at the toilet room in the nurse’s office and the girls’ and boys’ multi-user toilet rooms by the gym. IHCD recommends rebuilding the single-user toilet room in the nurse’s office to be accessible and providing directional signage at the girls’ and boys’ toilet rooms by the gym directing people to the nearest accessible toilet room. Additional accessibility issues with other multi-user toilet rooms for girls’ and boys’ and with single-user toilet rooms include lack of an accessible toilet compartment, pipes underneath lavatories that are not wrapped to prevent contact, mirrors located higher than allowed, toilet flush controls that are not on the open (transfer) side of the toilet, lavatories lacking toe and knee clearance, urinals located higher than allowed, and dispensers that act as protruding objects.

Drinking Fountains
Accessibility issues include lack of drinking fountains for standing users near the third-grade hallway and occupational therapy/ physical therapy (OT/PT) room, lack of adequate knee and toe clearance at the drinking fountain for seated users by the OT/PT room, and lack of clear floor space by the third-grade hallway drinking fountain.

Sinks
Accessibility issues include sinks lacking knee and toe clearance, sinks with pipes that are not wrapped to prevent contact, and sinks with noncompliant faucets. Additionally, the sink in the nurse’s office is blocked by a desk.

Note: If no classrooms in a given grade or a given type of classroom have a sink, an accessible sink is not required to be provided. It is the presence of a sink in a classroom that triggers the requirement of at least one accessible sink in the same classroom or same type of classroom.

Additional Accessibility Issues

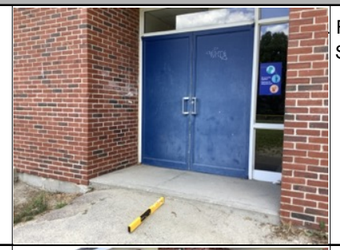
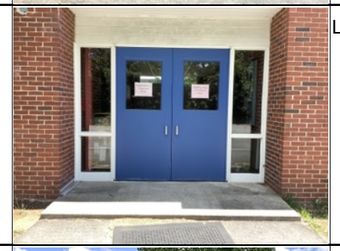
- Shelves with hooks outside of reach range in the fourth and fifth-grade hallway.
- The cafeteria lacks at least one (1) accessible dining surface, the library scanner is not located on an accessible work surface, and there is lack of an accessible work surface in the kindergarten reading room.

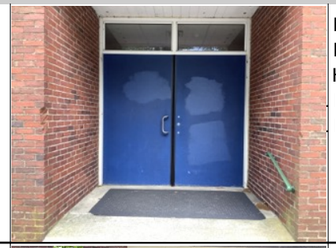
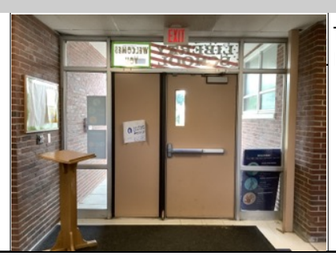
Best Practice and Inclusive Design

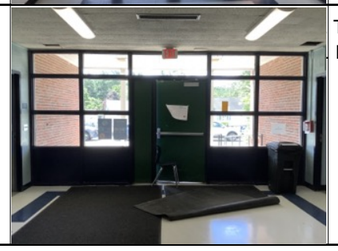
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

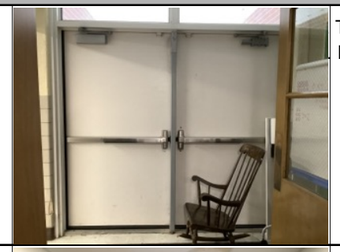
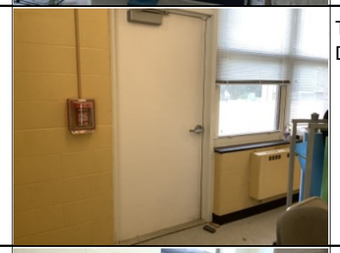
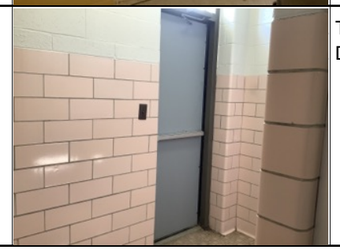
- Recommend providing signage with raised characters and braille on the latch side of the door to all permanent rooms that lack designation signage.
- Replace incorrect signage at the cafeteria to read the correct designation of "Cafeteria" instead of "Auditorium".
- Recommend correcting raised characters and braille sign to read "Nurse's Office" or "Health" instead of "Resource".
- Recommend replacing exterior signage containing the word "Handicap" with the word "Accessible".
- Recommend trimming foliage so that exterior signage by the staff parking lot is visible.

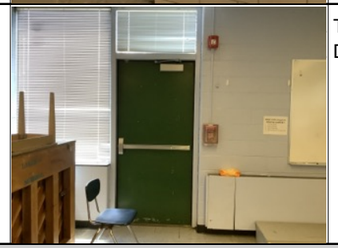
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Walkway to Fifth Grade Hallway Egress	Ext.		Exterior Access Route	Walkway		Exterior route < 36" wide Does not prevent accumulation of water Route not maintained in operable working condition	32” - -	Ensure that a clear width of 36" min. is maintained at the accessible route. Repair surface. Ensure the accessible route is maintained in operable working condition.	1	
2	Route to Main Entrance	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2"	1”	Repair the crack in the asphalt.	1	
3	Walkway Alongside Baseball Field	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	6.5% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition.	1	
4	Kindergarten Dismissal Egress	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6.7%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	
5	Route Between Blacktop Area and Field by Outside Storage	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Level changes > 1/4"	26.2% 9"	Reduce running slope to be no steeper than 1:20 (5.00%). Alter change in level to be 1/4" high max. Recommend providing a paved surface in this area between the east egress door and blacktop area.	1	

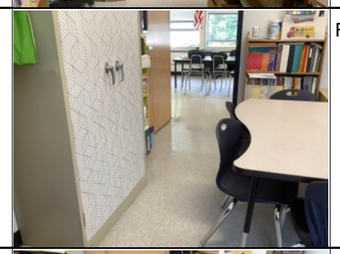
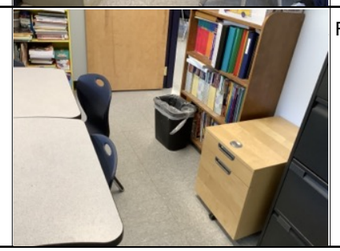
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	East Egress Door From Fourth and Fifth Grade Hallway	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Surface is not stable, firm, and slip-resistant	18.8% -	Reduce running slope to be no steeper than 1:20 (5.00%). Repair surface. Recommend providing a paced surface in this area between the east egress door and blacktop area.	1	
7	East Egress Door From Fourth and Fifth Grade Hallway	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Surface is not stable, firm, and slip-resistant Route not maintained in operable working condition	14% - -	Reduce running slope to be no steeper than 1:20 (5.00%). Repair surface. Ensure the accessible route is maintained in operable working condition. Recommend providing a paved surface in this area between the east egress door and blacktop area.	1	
8	Kindergarten Dismissal Egress	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max.	1	
9	Music and Art Room Egress	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the bike rack.	1	
	Off-Street Parking Lot or Garage										
10	Accessible Parking to Third Grade Hallway Egress and Staff Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle does not adjoin an accessible route	-	Ensure the access aisle between the accessible parking spaces adjoins an accessible route. Restripe parking lot so that the access aisle is centered on the curb ramp. Due to the parking count in this lot, one van accessible and one car accessible parking space should be provided (with an access aisle or access aisles that adjoin an accessible route).	1	

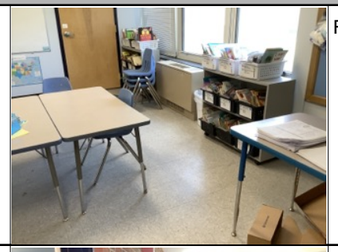
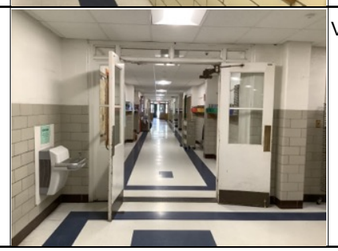
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Exterior Ramp										
11	First and Second Grade Drop-Off Entrance	1		Exterior Ramp	N/A		No lower handrail 18"-20" high provided Handrails < 34" or > 38" above ramp surface Handrails not provided at both sides if rise is > 6" Handrails do not extend 12" past top & bottom Edge protection < 4" high	- 26.5" - - -	When providing handrails on both sides, ensure the lower handrail is placed between 18" to 20" high above the ground and ensure the upper handrails are placed 34-38" high above the ground. Ensure that handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Provide edge protection that prevents the passage of a 4" diameter sphere.	1	
12	South Ramp to Third Grade Hallway	Ext.		Exterior Ramp	N/A		Ramp < 48" wide Handrails do not extend 12" past top & bottom Edge protection < 4" high	41.4” - -	Widen ramp so that the clear width is 48" min. Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the ground surface.	1	
13	South Ramp to Third Grade Hallway	Ext.		Exterior Ramp	N/A		Handrails not continuous where required	-	Provide continuous handrails.	1	
	Exterior Stair										
14	South Stairs to Third Grade Hallway Egress	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	1	
	Access to Goods and Services										
	Means of Egress										
15	Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	

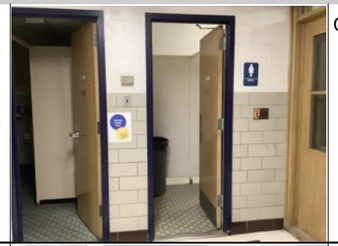
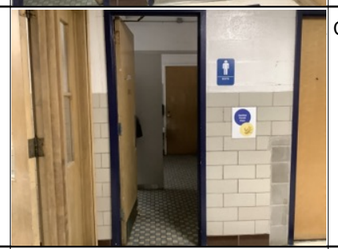
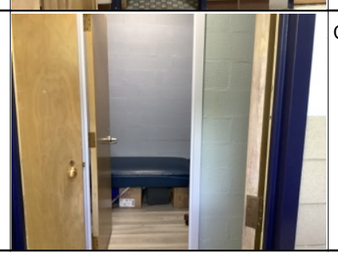
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
16	Egress to Blacktop Across From Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
17	Gym Egress 1	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
18	East Egress Door From Fourth and Fifth Grade Hallway	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. After the exterior of the exit is brought into compliance for running slope, change in level and surface, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
19	Fourth and Fifth Grade Hallway, South Egress	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
20	Third Grade Hallway Egress to Staff Parking	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	

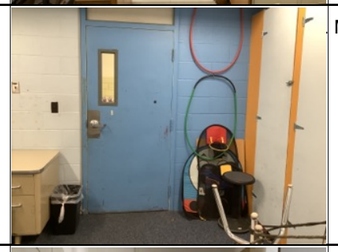
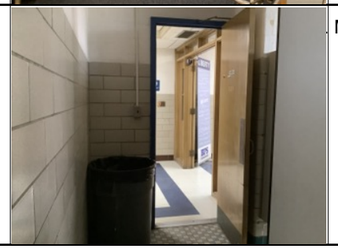
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
21	First and Second Grade Hallway Egress to Drop-Off	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
22	Egress From Cafeteria to West Parking	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
23	Kindergarten Dismissal Egress	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. After exit is brought into compliance for change in level and running slope, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
24	Speech Egress Door	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
25	Girls' Toilet Room by Gym, Egress Door	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

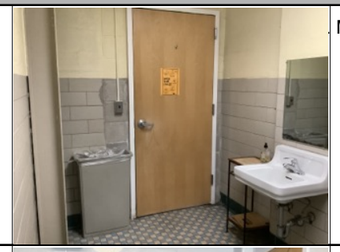
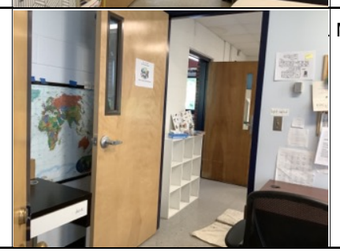
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Boys' Toilet Room by Gym	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
27	Music and Art Room Egress	1	22	Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
	Interior Access Route										
28	Speech Room	1		Interior Access Route	N/A		Route < 36" wide	19"	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate furniture.	1	
29	Speech Room Egress Door	1		Interior Access Route	N/A		Route < 36" wide	18'	Ensure that a clear width of 36" min. is maintained at the accessible route by removing the boxes.	1	
30	Speech Room Egress Door	1		Interior Access Route	N/A		Route < 36" wide	18"	Ensure that a clear width of 36" min. is maintained at the accessible route by removing the paper rolls.	1	

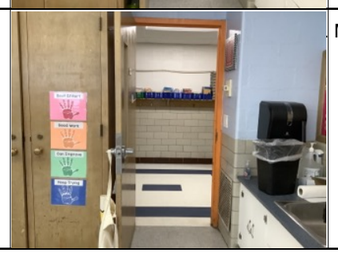
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
31	Health/Nurse Office Toilet Room	1		Interior Access Route	N/A		Route < 36" wide	27.5”	Relocate cabinet to ensure that a clear width of 36" min. is maintained at the accessible route.	1	
32	Cafeteria Lunch Line	1		Interior Access Route	N/A		Route < 36" wide	31”	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate the cafeteria counter.	1	
33	Library, in Kindergarten	1		Interior Access Route	N/A		Route < 36" wide	26.8”	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate furniture.	1	
34	Kindergarten, Math Room	1		Interior Access Route	N/A		Route < 36" wide	25”	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate furniture.	1	
35	Kindergarten, Math Room	1		Interior Access Route	N/A		Route < 36" wide	24”	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate furniture.	1	

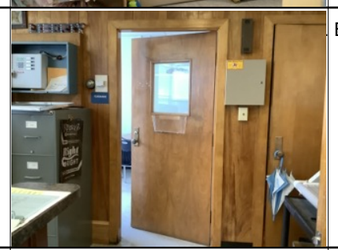
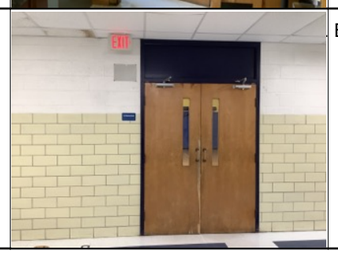
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Kindergarten, Reading Room	1		Interior Access Route	N/A		Route < 36" wide	25.4”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
37	To Student Work Area	1		Interior Access Route	N/A		Route < 36" wide	13.4”	Ensure that a clear width of 36" min. is maintained at the accessible route by relocating the partition.	1	
38	By Gym	1		Interior Access Route	N/A		Obstructed by protruding objects Vertical clearance < 80" above finished floor	7.2” 35"	Provide a cane-detectable barrier underneath the defibrillator.	1	
39	Between Rooms 16 and 17	1		Interior Access Route	N/A		Obstructed by protruding objects Vertical clearance < 80" above finished floor	7.4" 49.8"	Provide a cane-detectable barrier underneath the shelf or relocate the shelf.	1	
40	To Third Grade Hallway	1		Interior Access Route	N/A		Vertical clearance < 78" above finished floor	75.2”	Recommend renovating door closers to be no lower than 78" above the finished floor per ADA per the exception in ADA 307.4 or provide signage that says, "Low Headroom" or, "Low Ceiling".	1	

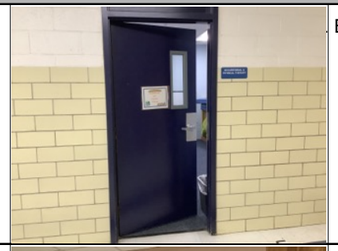
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
41	Cafeteria to Lunch Line	1		Interior Access Route	N/A		Vertical clearance < 78" above finished floor	75.6”	Recommend renovating door closers to be no lower than 78" above the finished floor per ADA per the exception in ADA 307.4 or provide signage that says, "Low Headroom" or, "Low Ceiling".	1	
42	Cafeteria to Lunch Line	1		Interior Access Route	N/A		Vertical clearance < 78" above finished floor	75.6”	Recommend renovating door closers to be no lower than 78" above the finished floor per ADA per the exception in ADA 307.4 or provide signage that says, "Low Headroom" or, "Low Ceiling".	1	
	Doors, Doorways, & Gates										
43	Girls' Toilet Room Near First and Second Grade Classrooms	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27”	Widen the door so that there is 32" min. clear width. When widening the door, maneuvering clearances should be ensured.	1	
44	Boys' Toilet Room Near First and Second Grade Classrooms	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27"	Widen the door so that there is 32" min. clear width.	1	
45	Health/Nurse Exam Room	1		Doors, Doorways, & Gates	Other		Clear width at door < 32"	27.9”	Widen the door so that there is 32" min. clear width.	1	

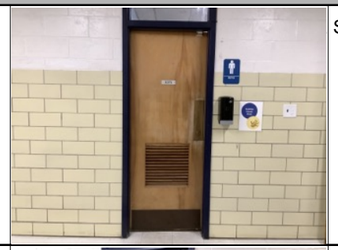
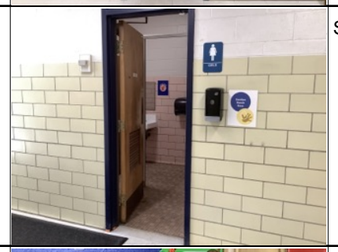
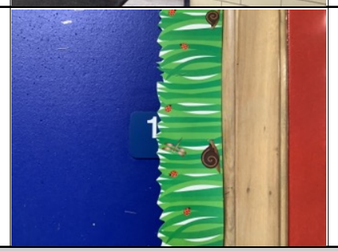
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
46	First and Second Grade Hallway Egress	1		Doors, Doorways, & Gates	Circulation		If double-leaf door, neither compliant	28"	Ensure that both doors remain open during operating hours.	1	
47	Guidance Office	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	12”	Remove the trash can to provide 18" min. maneuvering clearance.	1	
48	Main Office	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	5”	Reverse the swing of the door to provide maneuvering clearance. Relocate the hinges to the right side and ensure that there is 18" on the latch pull side of the the door.	1	
49	Occupational Therapy/ Physical Therapy	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	10.5”	Relocate the cabinet and trash can to provide 18" min. maneuvering clearance on the latch side of the door.	1	
50	Boys' Toilet Room Near First and Second Grade Classrooms	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Remove the trash can to provide 18" min. maneuvering clearance on the latch side of the door.	1	

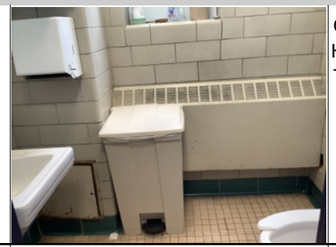
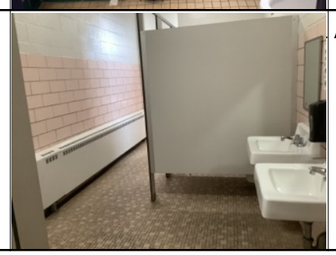
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
51	Single-User Toilet Room Near First and Second Grade Classrooms	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Remove the trash can to provide 18" min. maneuvering clearance on the latch side of the door. Remove the table near the sink to have 60" deep door maneuvering clearance.	1	
52	Health/Nurse Office	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	12.5”	Remove the shelf to provide 18" min. maneuvering clearance on the latch side of the door.	1	
53	Health/Nurse, Exam Room	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	11.8”	Relocate the cabinet to provide 18" min. maneuvering clearance on the latch side of the door.	1	
54	Kindergarten, Math Room	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	6”	Remove the bookshelf to provide 18" min. maneuvering clearance on the latch side of the door.	1	
55	Kindergarten, Reading Room	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	6.6”	Remove the desk to provide 18" min. maneuvering clearance on the latch side of the door.	1	

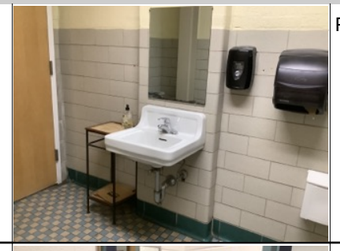
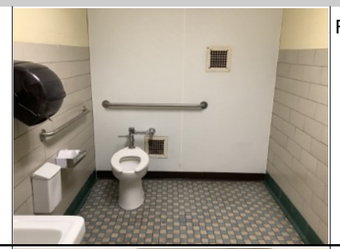
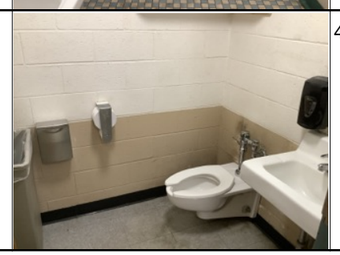
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
56	To Student Work Area	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	8"	Remove the shelf to provide 18" min. maneuvering clearance on the latch side of the door.	1	
57	Reading Room	1	25	Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	12.5”	Remove the trash can to provide 18" min. maneuvering clearance on the latch side of the door. Relocate furniture to ensure that the door can be opened 90 degrees.	1	
58	Math and Reading Room	1	27	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate the filing cabinet to provide 18" min. maneuvering clearance on the latch side of the door. Relocate the wooden cabinet to ensure 60" clear depth in front of the door.	1	
59	Third Grade Classroom	1	7	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 6”	2”	Install an automatic door opener.	1	
60	First Grade Classroom	1	8	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 6”	-	Install an automatic door opener.	1	

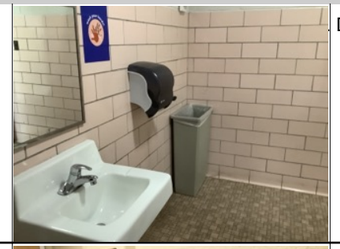
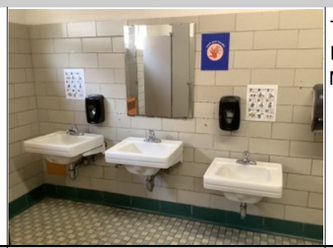
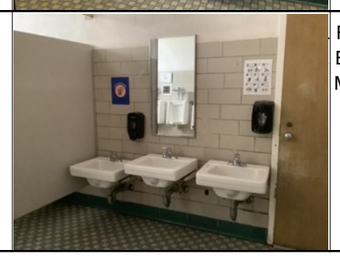
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
61	Guidance Office, Speech Room and Door to Stage	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	3	
62	Gym Entries by Stage and by Egress	1		Doors, Doorways, & Gates	Other		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.	2	
	Signage										
63	Speech Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
64	Guidance Office	1		Signage	Designation		Braille not provided on sign	-	Provide braille on the sign. The braille is partially missing on the sign.	1	
65	Gym Entry by Egress	1		Signage	Designation		Braille not provided on sign	-	Provide braille on the sign.	1	

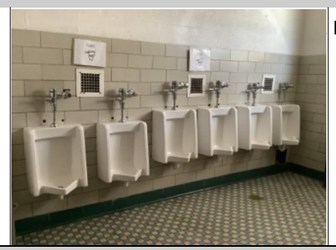
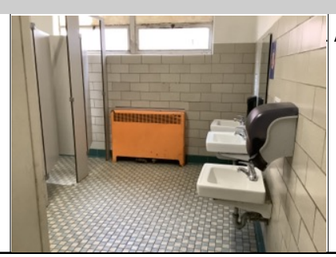
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
66	Occupational Therapy/ Physical Therapy	1		Signage	Designation		Braille not provided on sign	-	Provide braille on the sign.	1	
67	Main Office	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
68	Fifth Grade Classroom	1	13	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
69	Fourth Grade Classroom	1	14	Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
70	Math and Reading Room	1	27	Signage	Designation		Sign not located on the latch side of the door Signage lacks 18" by 18" clear floor space	- -	Locate the sign at permanent rooms alongside the door on the latch side. Relocate the table to provide a clear floor space of 18" min. by 18" min. Ensure the text on the room designation signage reads "Math and Reading" instead of "Resource".	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
71	Boys' Toilet Room by Gym	1		Signage	Designation		Signage lacks 18" by 18" clear floor space	-	Relocate hand sanitizer dispenser to provide 18" by 18" clear floor space at the sign.	1	
72	Girl's Toilet Room by Gym	1		Signage	Designation		Signage lacks 18" by 18" clear floor space	-	Relocate hand sanitizer dispenser to provide 18" by 18" clear floor space at the sign.	1	
73	Second Grade Classroom Door N	1	10	Signage	Designation		Designation sign is blocked	-	Ensure that the designation sign with raised characters and braille is not covered over.	1	
	Operable Parts										
74	Fourth and Fifth Grade Hallway	1		Operable Parts	Clothes Rod/Hooks		Side reach > 54"	60"	Ensure that at least 5 percent of coat hooks are located between 15" and 48" above the finished floor. For children of this age, IHCD recommends locating coat hooks no higher than 44" above the finished floor.	6	
	Dining or Work Surfaces										
75	Cafeteria	1		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided	-	Ensure that at least one dining surface is accessible.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
76	Library Scanner	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	26.2"	Provide at least one work surface with 24" min. knee and toe clearance and with 30" min. width.	1	
77	Kindergarten, Reading Room	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided Top of dining/work surface < 28" or > 34"	23.3" 25"	Provide at least one dining or work surface with tops between 26"-30" above the floor and 24" clear height underneath.	1	
Assembly Area											
78	Stage	1		Assembly Area	N/A		Accessible route to stage not provided Assistive listening devices not provided	- -	Provide an interior lift to the stage. If audible communication is integral to the use of the space, provide an assistive listening system.	1	
Toilet & Bathing Rooms											
Overall Access											
79	Health/Nurse's Office, Single-User Toilet Room	1		Overall Access	Toilet Room		Clear width at door < 32" Hardware not operable with a closed fist Turning space not provided	27" - -	Add an accessible single-user toilet room.	1	
80	Girls' Toilet Room by Gym	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide a directional sign at the entrance door to the toilet room directing people to the nearest accessible toilet room.	1	

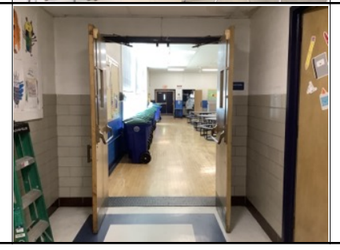
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
81	Boys' Toilet Room by Gym	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide a directional sign to the nearest accessible toilet room at the entrance to the toilet room.	1	
	Lavatory										
82	Single-User Toilet Room Near First and Second Grade Classrooms	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at the lavatory.	1	
83	Single-User Toilet Room by Gym	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 48"	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.	1	
	Single-User Toilet										
84	Single-User Toilet Room Near First and Second Grade Classrooms	1		Single-User Toilet	N/A		Flush control not on open side	-	Relocate the flush control to the open side.	1	
85	Single-User Toilet Room by Gym	1		Single-User Toilet	N/A		42" min. clear not provided in front of the toilet	32"	Relocate the trash can in front of the toilet to ensure that there is 42" min. clear floor space in front of the toilet.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Dispensers										
86	Girls' Toilet Room by Gym	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	8.3"	Relocate dispenser out of the circulation path.	1	
87	Single-User Toilet Room Near First and Second Grade Classrooms	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	10”	Relocate paper towel dispenser out of the circulation path.	1	
88	By Kitchen Egress	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	10.2”	Relocate paper towel dispenser out of the circulation path or provide a cane detectable barrier underneath.	1	
	Toilet Rooms for Children										
	Lavatory (Children)										
89	Girls' Toilet Room Near First and Second Grade Classrooms	1		Lavatory (Children)	N/A		Toe or knee clearances not provided Exposed plumbing underneath Mirror above lavatory w/reflective surface > 31"	21.3" - 36.7"	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 31" above the finished floor.	1	
90	Boys' Toilet Room Near First and Second Grade Classrooms	1		Lavatory (Children)	N/A		Faucet not operable with a closed fist Exposed plumbing underneath Mirror above lavatory w/reflective surface > 31"	- - 35.8"	Provide a faucet that can be operable with one hand and not require tight grasping, pinching or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 31" above the finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Dispensers (Children)										
91	Boys' Toilet Room by Gym	1		Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	8”	Relocate dispenser out of the circulation path.	1	
92	Girls' Toilet Room Near First and Second Grade Classrooms	1		Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	8.5”	Relocate dispenser out of the circulation path.	1	
93	Boys' Toilet Room Near First and Second Grade Classrooms	1		Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	9.3”	Relocate paper towel dispenser out of the circulation path or provide a cane-detectable barrier underneath.	1	
	Urinal (Children)										
94	Boys' Toilet Room Near First and Second Grade Classrooms	1		Urinal (Children)	N/A		Rim > 15" high (MAAB)	19.6”	Provide at least one urinal with the rim no higher than 15" above the finished floor.	1	
	Overall Access (Children)										
95	Girls' Toilet Room Near First and Second Grade Classrooms	1		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
96	Boys' Toilet Room Near First and Second Grade Classrooms	1		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	
Additional Access											
Drinking Fountains											
97	By Third Grade Hallway	1		Drinking Fountains	Low		Clear floor space not provided No drinking fountain provided for standing users	- -	Provide a 30" by 48" clear floor space positioned for a forward approach at the drinking fountain for seated users. Currently, door swings into the approach. Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	
98	By Occupational Therapy/ Physical Therapy	1		Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 23.6"	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain. Provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	1	
Sink											
99	Health/Nurse's Office	1		Sink	Other		Non-compliant faucets Exposed plumbing underneath sink Sink not on a accessible route	- - 27.5"	Install faucets that do not require tight grasping, pinching, or twisting of the wrist. Insulate or otherwise configure pipes at sink. Ensure the sink is on an accessible route by relocating the desk. The accessible route should be no narrower than 36" wide.	1	
Sinks for Children's Use											
100	Third Grade Classroom	1	7	Sinks for Children's Use	Classroom		Non-compliant or malfunctioning faucet Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- - 16.8"	Provide a faucet that can be operable with one hand and not require tight grasping, pinching or twisting of the wrist for at least one sink. Insulate or otherwise configure pipes to prevent contact, for the sink. Provide at least one sink with 24" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
101	Second Grade Classroom	1	10	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- 16.8"	Insulate or otherwise configure pipes to prevent contact, for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
102	Fifth Grade Classroom	1	13	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- -	Insulate or otherwise configure pipes to prevent contact, for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
103	Fourth Grade Classroom	1	14	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- -	Insulate or otherwise configure pipes to prevent contact, for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
104	Music and Art Room	1	22	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- -	Insulate or otherwise configure pipes to prevent contact, for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
105	First Grade Classroom	1	8	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- 16.8"	Insulate or otherwise configure pipes to prevent contact, for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
Overall Review											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
106	Baseball Field	Ext.						-	The IHCD team was informed that the baseball field is no longer in use. If it is renovated, an accessible route to it must be provided.	1	
107	Basketball Court	Ext.						-	The IHCD team was informed that the basketball court is no longer in use. If it is renovated, an accessible route to it must be provided.	1	
Best Practice											
108	To Stage	1							Recommend providing signage with raised characters and braille on the latch side of the door at all permanent rooms that lack designation signage.	1	
109	Health/Nurse Office	1							Recommend correcting raised characters and braille sign to read "Nurse's Office" or "Health" instead of "Resource".	1	
110	Cafeteria	1							Replace signage to read the correct designation of "Cafeteria" instead of "Auditorium".	1	

Liberty Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
111	Cafeteria	1							Recommend providing signage with raised characters and braille at all permanent rooms that lack designation signage.	1	
112	Route to Main Entrance	Ext.							Recommend replacing signage containing the word "Handicap" with the word "Accessible".	1	
113	Staff Parking	Ext.							Recommend trimming foliage so that signage is visible.	1	

Monatiquot School Kindergarten Center

Town of Braintree

ADA Transition Plan

June 2022

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: 1954 Year Renovated: 1962

Monatiquot School Kindergarten Center is a one-story building with a split level in one interior area. The school is located at 25 Brow Avenue and it has two (2) entrances (one on the east side and one on the west side) that could be brought into full compliance. Additionally, students of the special education program must descend a set of exterior stairs into a lower courtyard that leads to an inaccessible entrance. Vertical circulation consists of a ramp and stairs at the point on the first floor where the school is split-level.

The lower portion of the first floor is on the east side and contains the drop off entrance, a speech therapist's office, a guidance counselor's office, a reading room, classrooms, and an all gender multi-user toilet room and boys' multi-user toilet room. The upper level of the first floor includes classrooms, the main office, the main entrance from Brow Avenue, the special education classroom and entrance, the nurse's office, the cafegymatorium and stage, and multi-user toilet rooms for women, men, girls and boys. Classroom 4 and the special education classroom are the only classrooms with single-user toilet rooms that can be accessed from the classrooms.

Exterior amenities include a parking lot on the east side of the site where parents drop off children, a parking lot on the northwest side of the site accessed from Weston Avenue, gardens, a table, a picnic table, a bench and a field.

Key Accessibility Issues

Exterior Routes

Accessibility issues include routes with cross slopes and running slopes that are greater than allowed, lack of an accessible route to the garden beds and table by the east entrance, and routes that are not maintained in operable working condition.

Parking Lots

Accessibility issues at the northwest parking lot include lack of one (1) van accessible parking space. Accessibility issues at the southeast parking lot include lack of one (1) van accessible parking space.

Exterior Ramps

Accessibility issues include three (3) ramps that have an excessive running slope and lack edge protection. In addition, the ramp by the main entrance on the east lacks handrail extensions at the top of the ramp, and the ramp from Classroom 5 lacks a top landing, lacks handrails on one side, and lacks handrail extensions at the bottom of the ramp.

Exterior Stairs

Accessibility issues include lack of the required handrail extensions on the stair from the lower courtyard on the west to Brow Avenue. Additionally, the exit doors from the cafegymatorium in two (2) locations and the special education classroom have changes in level, but lack handrails on each side.

Signage

Accessibility issues include lack of signage with the International Symbol of Accessibility (ISA) at two (2) accessible entrances, lack of signage with raised characters and braille at each egress door, lack of an illuminated International Symbol of Accessibility (ISA) at accessible exit doors, and lack of directional signage at inaccessible exits directing people to the nearest accessible exit. In many locations (including the cafegymatorium and the main office), visual signage is provided, however designation signage with raised characters and braille is not provided alongside the door on the latch side. Designation signs for the men's toilet room, women's toilet room and for the all gender toilet room are not located on the latch side of the door. Directional signage by the stage door and main office lacks adequate contrast and contains glare.

Assembly Area
Accessibility issues include lack of an accessible route to the stage in the cafegymatorium and lack of an assistive listening system (ALS).

Note: If audible communication is integral to the use of the space, an assistive listening system is required.

Doors
Accessibility issues include lack of the minimum required maneuvering clearance at doors, door thresholds that are higher than the maximum height allowed, doors that lack the required clear width, noncompliant door hardware, and doors that require a greater amount of opening force than allowed. Additionally, there are double leaf doors in two (2) locations that lack at least one leaf that has 32” min. of clear width.

Interior Route
Accessibility issues include a route by the all gender toilet room and boys’ toilet room that narrows to less than 36 inches wide due to the placement of a ramp.

Interior Ramp
Accessibility issues include an excessive running slope and lack of edge protection on the corridor ramp by the main office. In addition, the handrails do not extend for 12” horizontally above the landing at the top of the ramp run.

Toilet Rooms
Accessibility issues with multi-user toilet rooms for women, men, all gender users, girls and boys include lack of an accessible toilet compartment, lack of knee and toe clearance at lavatories, pipes underneath lavatories that are not wrapped to prevent contact, mirrors located higher than allowed, urinals located higher than allowed, and dispensers that act as protruding objects. Accessibility issues with single-user toilet rooms in the special education classroom, Classroom 4 and the nurse’s office include lack of turning space, and lack of accessible fixtures due to lack of grab bars and clearance at the toilet. Additionally, the doors are narrower than allowed and the hardware is not operable with a closed fist. In the special education classroom, IHCD recommends bringing one (1) of the two (2) single-user toilet rooms into full compliance.

Drinking Fountains
Accessibility issues include lack of drinking fountains for standing users in three (3) locations, lack of knee and toe clearance at drinking fountains for seated users in one (1) location, and lack of compliant controls at one drinking fountain.

Sinks
Accessibility issues include sinks lacking knee and toe clearance, sinks with exposed pipes underneath, and sinks with non-compliant faucets.

Note: If no classrooms in a given grade or a given type of classroom have a sink, an accessible sink is not required to be provided. It is the presence of a sink in a classroom that triggers the requirement of at least one accessible sink in the same classroom or same type of classroom.

Additional Accessibility Issues

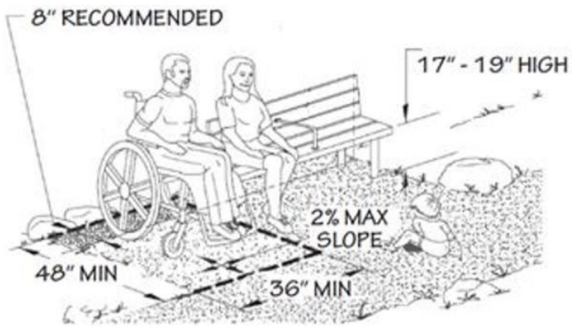
- A service counter in the cafegymatorium is located higher than allowed.
- The intercom at the main entrance on the east side is located higher than allowed.
- There is lack of an accessible picnic table located on an accessible route in the lower courtyard on the west side.
- A bench by the exit door from Classroom 4 is not located on an accessible route.
- Protruding objects are present in and by the cafegymatorium, and in the special education classroom.

Best Practice and Inclusive Design

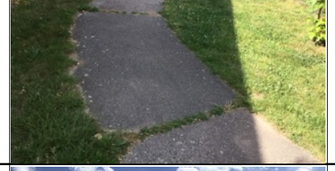
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing signage with raised characters and braille on the latch side of the door to all permanent rooms that lack designation signage.
- Recommend providing a handrail along at least one side of the stairs to the stage.
- Recommend lowering 5 percent of hooks in the corridor and in the special education classroom to 36" above the finished floor.
- Recommend providing visually contrasting strips on each stair tread at the east entrance from the drop off area.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in the park in a manner that is substantially similar to what is shown in Figure 1.

Figure 1: showing a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned:



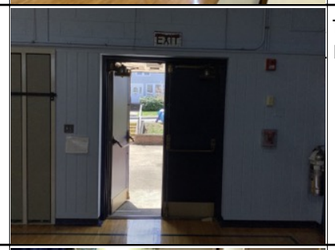
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Walkway by Northwest Parking Lot and Door to Basement	Ext.		Exterior Access Route	Walkway		Exterior route < 36" wide	34”	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
2	Brow Avenue	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	6.8%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
3	Walkway Alongside Brow Avenue by Classroom 3	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	12%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	
4	Northeast Entrance to Field	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6.9%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	
5	Southwest Walkway to Brow Avenue	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	10.4%	Reduce running slope to be no steeper than 1:20 (5.00%) or provide a ramp with a slope no greater than 8.33%.	1	

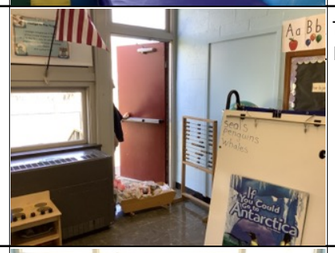
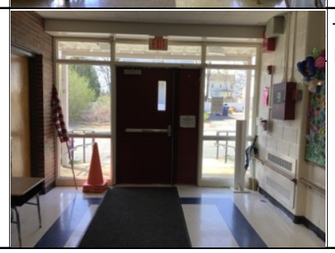
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Lower Parking Entrance	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
7	By Exit Door From Classroom 2	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
8	Path Alongside East Side of School by the Field	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
9	Garden Beds and Table	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the garden beds and table.	1	
	Off-Street Parking Lot or Garage										
10	Northwest Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	19 0 0 - - -	Provide one (1) van accessible parking space. Provide a marked access aisle. Provide a sign with an International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign.	1	

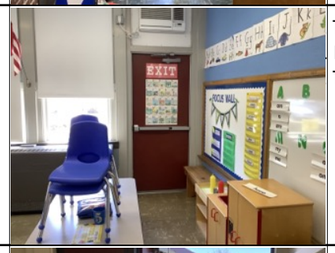
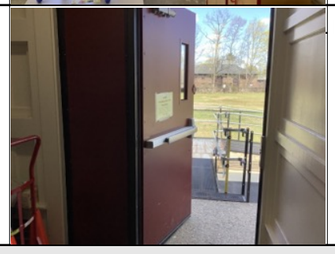
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
11	Lower Parking Lot on the Southeast Side (Parent Drop Off Area)	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Running or cross slope at space > 1:50 (2.00%) Sign not provided Sign does not have the designation "Van Accessible" Van space < 132" or <96" wide Access aisle < 96" wide at van space	5 1 1 94" 94"	Provide one (1) van accessible space that is at least 96" wide with a marked access aisle that is at least 96" wide. Reduce the slope to be no steeper than 1:50 (2%).Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
	Exterior Ramp										
12	Entrance Used by Parents Who Drive and Drop Off Children	Ext.		Exterior Ramp	N/A		Running slope > 1:12 (8.33%)	12%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	
13	Classroom 5 Exit to Brow Avenue	Ext.	5	Exterior Ramp	N/A		Running slope > 1:12 (8.33%) Handrails do not extend 12" past top & bottom Not maintained in operable working condition No top or bottom landing provided Edge protection < 4" high	8.8%	Reduce running slope to be no steeper than 1:12 (8.33%). Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Provide landing at the top of the ramp. Provide 4" high edge protection on the right side of the ramp. Ensure the ramp is maintained in operable working condition.	1	
14	Entrance Used by Parents Who Drive and Drop Off Children	1		Exterior Ramp	N/A		Running slope > 1:12 (8.33%) Edge protection < 4" high	13.6% -	Reduce running slope to be no steeper than 1:12 (8.33%). Provide edge protection 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.	1	
15	Main Entrance by Room K. Special Education and Brow Avenue	Ext.		Exterior Ramp	N/A		Running slope > 1:12 (8.33%) Edge protection < 4" high	11% -	Reduce running slope to be no steeper than 1:12 (8.33%). Provide edge protection 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.	1	

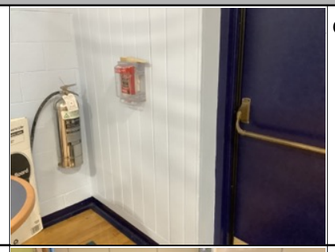
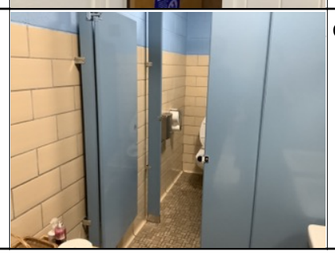
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
16	Main Exit/ Entrance From Parking Lot	1		Exterior Ramp	N/A		Handrails do not extend 12" past top & bottom	-	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	2	
	Exterior Stair										
17	Stairs by Exit Doors From the Cafegymatorium and Special Education Classroom	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair	6”	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight.	1	
18	Exit Doors From the Cafegymatorium and Special Education Classroom	Ext.		Exterior Stair	N/A		Handrails not provided	-	Provide handrails on each side of the change in level outside of the three (3) exit doors.	2	
	Entrance										
19	Entrance Used by Parents Who Drive and Drop Off Children	1		Entrance	Main Entrance		International Symbol of Accessibility not provided	-	After the entrance is brought into compliance, provide a sign with the International Symbol of Accessibility (ISA).	1	
20	Street Entrance	1		Entrance	Main Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	

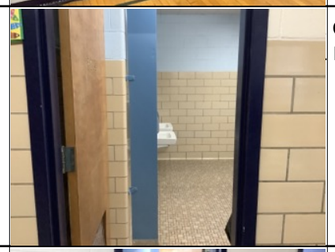
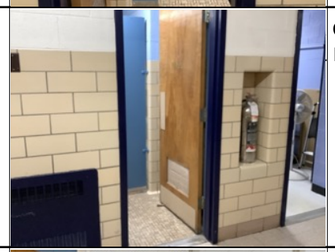
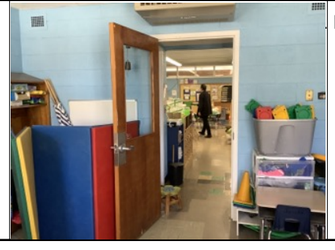
Monatiquot School Kindergarten Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Emergency Exit										
21	Main Entrance From Parking Lot, Exterior Door	1		Emergency Exit	N/A		Tactile sign not provided at exit	- -	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.	1	
22	Cafegymatorium Single Exit Door To Parking Lot	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
23	Near Cafegymatorium Double Exit Door to Sunken Courtyard	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
24	Route to Stage From Cafegymatorium	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
25	Kindergarten Classroom 2	1	1	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	

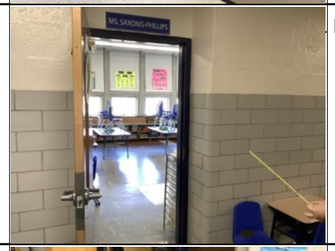
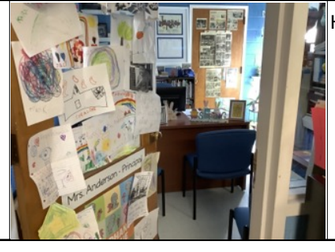
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Kindergarten Classroom 2	1	2	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
27	Kindergarten Classroom 2	1	3	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
28	Kindergarten Classroom With Toilet Room 4	1	4	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
29	Special Education Exit/Entrance From Coat Room	1	K	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided Door requires > 15 lbs. of force to open	- - 17 lbs.	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 a directional sign indicating the location of the nearest accessible emergency exit. Adjust closers of exterior doors so doors do not require more than 15 pounds of force.	1	
30	Main Entranc/Exit by Room K. Special Education and Street	1	K	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006)	- -	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 (ISA).	1	

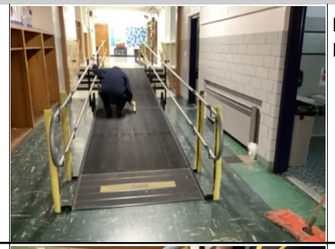
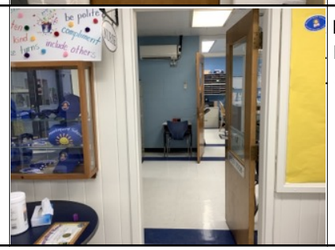
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
31	Exit by Rooms 10 and 11 on North Side to the Field	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006) If double-leaf door, neither compliant Door requires > 15 lbs. of force to open	- - 27" 21 lbs.	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 (ISA). Ensure that at least one of the active leaves is at least 32" min. wide. Adjust closers of exterior doors so doors do not require more than 15 pounds of force.	1	
32	Main Exit/ Entrance From Parking Lot, Vestibule Door	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006) If double-leaf door, neither compliant	- - 27.75"	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 (ISA). Ensure that at least one of the active leaves is at least 32" min. wide.	1	
33	Kindergarten Classroom 5	1	5	Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB 2006) Threshold > 1/2" high	- - .75"	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 (ISA). Alter the threshold to be 1/2" high max.	1	
34	Main Drop Off Exit/ Entrance From Parking Lot	1		Emergency Exit	N/A		Maneuvering clearance(s) not provided	-	Reverse the swing of the door to provide maneuvering clearance.	1	
Access to Goods and Services											
Interior Access Route											
35	Boys' Toilet Room by Room 4	1	6	Interior Access Route	184		Route < 36" wide	31"	Recommend relocating ramp to other side of corridor to provide maneuvering clearance at doors and a circulation route that is 36" min.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Near Cafegymatorium Single Exit Door	1		Interior Access Route	N/A		Obstructed by protruding objects	5.5"	Relocate the fire alarm or provide a cane-detectable barrier underneath.	1	
37	Special Education Classroom	1	K	Interior Access Route	N/A		Obstructed by protruding objects	9.5"	Relocate paper towel dispenser out of the circulation path.	1	
38	Cafegymatorium	1		Interior Access Route	N/A		Vertical clearance < 80" above finished floor	76.5"	Raise the exit sign so that the bottom edge is no lower than 80" above the finished floor.	1	
Doors, Doorways, & Gates											
39	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27"	Widen the door so that there is 32" min. clear width.	1	
40	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	22.5"	Remove privacy partition.	1	

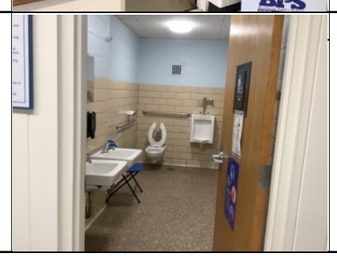
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
41	Kitchen	1		Doors, Doorways, & Gates	Circulation		Clear width at door < 32"	30"	Relocate blue lunch table to ensure that there is 32" clear at the door.	1	
42	Boys' Toilet Room by Room 7	1	7	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Maneuvering clearance(s) not provided	27.5" -	Widen the door so that there is 32" min. clear width. Provide an automatic door opener.	1	
43	Girls' Toilet Room by Room 7	1	7	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Maneuvering clearance(s) not provided	27" 37.75"	Widen the door so that there is 32" min. clear width. Provide an automatic door opener.	1	
44	Special Education Classroom	1	K	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	3.5"	Reverse the swing of the door or relocate the white cabinet by the door.	1	
45	Route From Coat Room to Special Education Classroom	1	K	Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Relocate materials that are stored on the latch side of the door so that there is 18" clear min.	1	

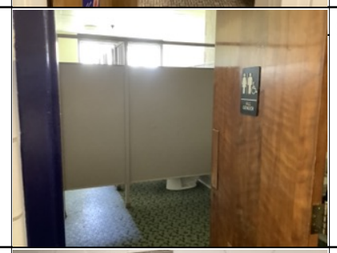
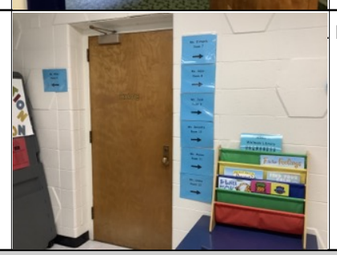
Monatiquot School Kindergarten Center

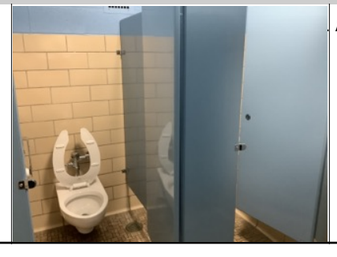
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
46	Special Education Classroom K	1	K	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	1.75"	Remove rail to provide 12" clear on the latch push side of the door.	1	
47	Kindergarten Classroom With Toilet Room 4	1	4	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 6”	14.5"	Install an automatic door opener.	1	
48	Stage - Entrance From Corridor	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
49	Route From Nurse's Office to the Main Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
50	Principal's Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	

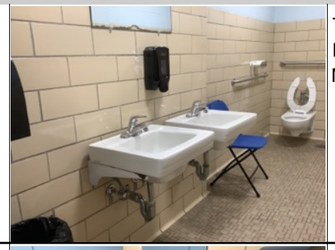
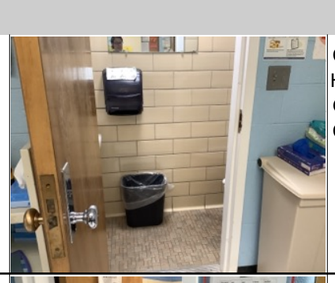
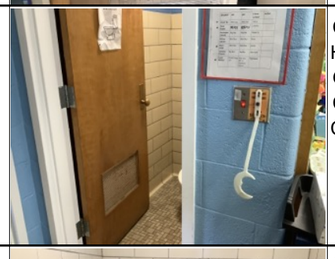
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
51	Route to Stage From Cafegymatorium	1		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	
	Ramps										
52	Corridor by Main Office	1	6	Ramps	Interior		Running slope >1:12 (8.33%) Edge protection < 4" high	9.4% 2"	Reduce running slope to be no steeper than 1:12 (8.33%)./Repair to this ramp might be technically infeasible. Provide edge protection 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.	1	
53	Top of Ramp by Main Office	1		Ramps	Interior		Handrails do not extend 12" past top & bottom	7"	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	2	
	Signage										
54	Stage - Entrance From Corridor	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
55	Nurse's Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

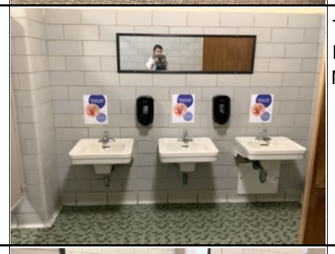
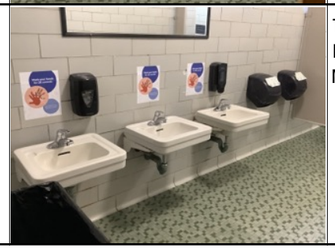
Monatiquot School Kindergarten Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
56	Main Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
57	Cafegymatorium	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
58	Speech Therapist's Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
59	Special Education Classroom	1	K	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
60	Men's Toilet Room by Main Office	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
61	Women's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door		Locate the sign at permanent rooms alongside the door on the latch side.	1	
62	All Gender Toilet Room by Main Office and Room 4	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate the sign at permanent rooms alongside the door on the latch side.	1	
63	Corridor by Stage Door and Main Office	1		Signage	Directional		Non-glare finish and contrast not provided on sign	-	Install signs with a non-glare finish with characters that have a high contrast to the background. Locate them no lower than 40" above the finished floor.	1	
	Service Counter										
64	Cafegymatorium	1		Service Counter	N/A		Counter > 36" high	37.5"	Provide a counter that is 36" max. above the ground or finished floor.	1	
	Operable Parts										
65	Main Exit/ Entrance From East Parking Lot	1		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	58.5"	Relocate intercom so that controls are between 15"- 48" above the finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Assembly Area										
66	Cafegymatorium	1		Assembly Area	N/A		Accessible route to stage not provided Assistive listening devices not provided	- -	Provide an accessible route to the stage (such as an interior lift). If audible communication is integral to the use of the space, provide an assistive listening system.	1	
	Picnic Tables										
67	Exit Doors From the Cafegymatorium and Special Education Classroom	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route Clear floor space not provided	- - -	Ensure that at least 5% (minimum one) of picnic tables are accessible. Ensure that the picnic table is connected to an accessible route. Ensure that at a 30" by 48" clear floor space positioned for a forward approach is provided at the picnic table.	1	
	Exterior Benches										
68	Bench by Exit Door From Classroom 4	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Relocate the bench to an accessible route.	1	
	Toilet & Bathing Rooms										
	Overall Access										
69	Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	

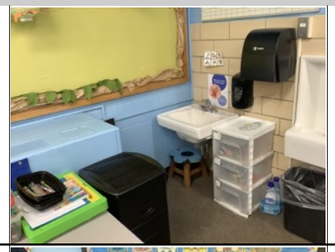
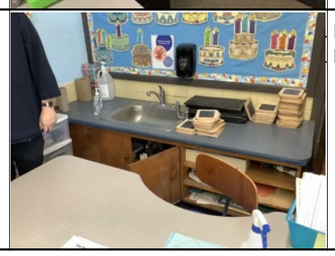
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Lavatory										
70	Men's Toilet Room by Main Office	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	24" - 53.5"	Provide at least one lavatory with knee and toe clearance 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 at the accessible lavatory.	1	
71	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	23" - 55"	Provide at least one lavatory with knee and toe clearance 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 at the accessible lavatory.	1	
	Single-User Toilet										
72	Nurse's Office Toilet Room	1		Single-User Toilet	N/A		Clear width at door < 32" Hardware not operable with a closed fist Grab bar not provided Clearance at toilet < 60" clear width	27" - - 30"	Provide one accessible single-user toilet room in this location. Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Provide one grab bar on the side wall of the toilet and one on the rear wall. Renovate the toilet room to ensure that there is 60" wide min. clear floor space at the toilet.	1	
73	Special Education Toilet Room	1	K	Single-User Toilet	N/A		Clear width at door < 32" Hardware not operable with a closed fist Grab bar not provided Clearance at toilet < 60" clear width Clearance at toilet < 72" clear depth	27.75" - - 40" 57"	Provide one accessible toilet room. Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Provide one grab bar on the side wall of the toilet and one on the rear wall. Renovate one toilet room to ensure that there is 60" wide min., 72" deep min. clear floor space at the toilet.	1	
74	Men's Toilet Room by Main Office	1		Single-User Toilet	N/A		Flush control not on open side Side or rear grab bar < 33" or > 36" high Rear grab bar > 42" long (MAAB) Toilet paper dispenser is not compliant	- 42.5" 36" -	Relocate the flush control to the open side. Mount grab bars 33"- 36" above the finished floor. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). 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.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Urinal										
75	Men's Toilet Room by Main Office	1		Urinal	N/A		Rim > 17" high Flush control too high or not properly located	22" 51"	Provide at least one urinal with the rim no higher than 17" above the finished floor. Mount flush control at 44" max. above the finished floor.	1	
	Toilet Rooms for Children										
	Lavatory (Children)										
76	Boys' Toilet Room by Room 7	1	7	Lavatory (Children)	N/A		Toe or knee clearances not provided Exposed plumbing underneath	20" -	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
77	Girls' Toilet Room by Room 7	1	7	Lavatory (Children)	N/A		Toe or knee clearances not provided Exposed plumbing underneath	20" -	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
78	All Gender Toilet Room by Main Office and Room 4	1		Lavatory (Children)	N/A		Toe or knee clearances not provided Exposed plumbing underneath Mirror above lavatory w/reflective surface > 31"	19" - 52"	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 31" above the finished floor.	1	
79	Boys' Toilet Room by Room 4	1		Lavatory (Children)	N/A		Toe or knee clearances not provided Exposed plumbing underneath Mirror above lavatory w/reflective surface > 31"	21" - 51.5"	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 31" above the finished floor.	1	

Monatiquot School Kindergarten Center

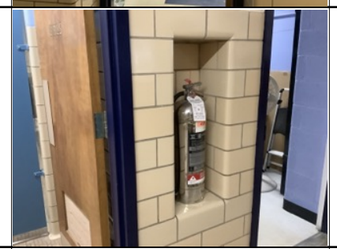
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Dispensers (Children)										
80	All Gender Toilet Room by Main Office and Room 4	1		Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	11"	Relocate paper towel dispensers out of the circulation path.	2	
81	Boys' Toilet Room by Room 4	1		Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	11"	Relocate dispenser out of the circulation path.	2	
82	Boys' and Girls' Toilet Rooms by Room 7	1	7	Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	10.5"	Relocate dispensers out of the circulation path or provide a cane-detectable barrier underneath.	4	
	Urinal (Children)										
83	Boys' Toilet Room by Room 7	1	7	Urinal (Children)	N/A		Rim > 15" high (MAAB) Flush control is > 44" high or not properly located	21.25" 48.5"	Provide at least one urinal with the rim no higher than 15" above the finished floor. Mount flush control at 44" max. above the finished floor.	1	
84	Boys' Toilet Room by Room 4	1		Urinal (Children)	N/A		Flush control is > 44" high or not properly located	46.75"	Mount flush control at 44" max. above the finished floor for at least one (1) urinal.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Overall Access (Children)										
85	Kindergarten Classroom With Toilet Room 4	1	4	Overall Access (Children)	Toilet Room		Turning space is not provided Accessible fixtures or stalls not provided	- -	Renovate toilet room to provide turning space and accessible fixtures.	1	
86	All Gender Toilet Room by Main Office and Room 4	1		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	
87	Boys' Toilet Room by Room 4	1		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	
88	Boys' Toilet Room by Room 7	1	7	Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	
89	Girls' Toilet Room by Room 7	1	7	Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	
	Additional Access										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Drinking Fountains										
90	By Women's and Men's Toilet Rooms by Nurse's Office	1		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	
91	Special Education Classroom	1	K	Drinking Fountains	High		No drinking fountain provided for standing users No drinking fountain provided for seated users Knee or toe clearance not provided Drinking fountain control not compliant	- - - -	Install a Hi-Lo drinking fountain. Provide knee and toe clearance, 27" min. high at drinking fountain for seated users. Provide a control that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
92	Corridor by Room 7	1	7	Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 22.75"	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain. Provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	1	
	Sinks for Children's Use										
93	Special Education Classroom	1	K	Sinks for Children's Use	Classroom				This sink lacks the clear floor space for a forward approach due to the heater. IHCD recommends bringing the other sink in the room into full compliance.	1	
94	Kindergarten Classroom With Toilet Room 4	1	4	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- 18.5"	Insulate or otherwise configure pipes to prevent contact at the sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
95	Special Education Classroom	1	K	Sinks for Children's Use	Classroom		Sink not on an accessible route Non-compliant or malfunctioning faucet Knee/toe clearance <24" at sink 31" high	- - -	Provide a faucet that can be operable with one hand and not require tight grasping, pinching or twisting of the wrist for at least one sink. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c). Locate sink on an accessible route. Clear all stored items from the route.	1	
Best Practice											
96	Main Entrance by Room K. Special Education and Brow Avenue	1							The rail underneath prevents the red fire box from being a protruding object. This is a good example of a cane-detectable barrier.	1	
97	Nurse's Office Toilet Room	1							Recommend providing signage with raised characters and braille on the latch side of the door to all permanent rooms that lack designation signage.	1	
98	Route to Stage From Cafegymatorium	1							Recommend providing a handrail along at least one side of the stairs to the stage.	1	
99	Corridor by Room 11	1							Recommend lowering 5 percent of hooks to 36" above the finished floor.	1	

Monatiquot School Kindergarten Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
100	Corridor by Main Office	1							This is a good example of comfortable chairs with backrests and armrests that should be replicated in other locations.	1	
101	Main Drop Off Exit/ Entrance From Parking Lot	1							Recommend providing visually contrasting strips on each stair tread.	1	
102	Kindergarten Classrooms and Throughout the Building	1	7						Recommend providing signage with raised characters and braille on the latch side of the door to all permanent rooms that lack designation signage.	1	
103	Girls' Toilet Room by Room 7	1	7						This is a good example of a recessed fire extinguisher that should be replicated in other locations.	1	
104	Girls' Toilet Room by Room 7	1	7						Although the paper towel dispensers act as protruding objects, it should be noted that they do have a control that complies with the ADA.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
105	Special Education Coat Room	1	K						Recommend lowering 5 percent of hooks to 36" above the finished floor.	1	
106	Special Education Exit/Entrance From Coat Room	1	K						Providing visually contrasting strips on the stairs is a great practice and should be replicated in other locations.	1	
107	Exit Doors From the Cafegymatorium and Special Education Classroom	Ext.						-	Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	

Morrison Elementary School

Town of Braintree

ADA Transition Plan

October 2022

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: 1968

Morrison Elementary School, located at 260 Liberty Street, serves 324 students in kindergarten through the fourth grade. The school has two (2) floors (the first floor and the lower ground floor) that are connected by two (2) stairways. There is no elevator or other means of accessible vertical circulation connecting the two (2) floors. The school has one (1) accessible entrance to the first floor on the north side of the building.

Parking is provided on the north and northwest sides of the building. Other exterior amenities include a gaga ball court, a basketball court, a baseball field and a soccer field on the northeast side of the school, a large paved play area on the east side of the school, a tot lot play area at the northwest side of the school and an outdoor classroom and play area on the south side of the school by a sandbox and zipline.

Rooms on the ground floor include the gymnasium, classrooms for first, second and third grade students, a guidance office, an occupational therapy room, a speech office, girls', boys', men's and women's toilet rooms and a single-user toilet room. Rooms on the first floor include classrooms for fourth and first grade students, a kindergarten classroom, developmental classrooms, a speech office, the cafetorium, an art and music classroom, a media center, the main office, a nurse's office, a resource room, a math room, and girls', boys', men's and women's toilet rooms.

Note: Staff toilet rooms by the media center were not surveyed.

Key Accessibility Issues

<u>Exterior Routes</u>
Accessibility issues include routes around the school with cross slopes and running slopes that are greater than allowed, changes in level that are greater than allowed, surfaces that are not stable, firm and slip-resistant, and route surfaces that are not maintained in operable working condition.

There is lack of an accessible route to areas of sport activity including to the baseball field, softball field, gaga ball court and basketball court. There is also lack of an accessible route to the team seating area, to a team seating bench by the basketball court and to an outdoor classroom on the south side of the school.

Note: An accessible route to all outdoor amenities (including the two (2) play areas, zip line, sandbox, the outdoor classroom, the soccer field, the baseball field, the basketball court and the gaga ball court) is required. To avoid the need for an exterior ramp, the stable, firm and slip-resistant accessible route should have a maximum running slope of 1:20 (5.00%) and a maximum cross slope of 1:50 (2.00%). It should also be 48" wide min. and include a 60" by 60" passing zone every 200' if the route is less than 60" wide.

Figure 1 below uses yellow lines to indicate an approximate location for an accessible route connecting outdoor amenities.

Play Areas
Accessibility issues include lack of an accessible route to and around the tot lot playground that is located by the northwest corner of the school. There is also lack of an impact-attenuating accessible surface to and around the tot lot play components, and the tot lot lacks at least one accessible picnic table located on and accessible route with at least 48” clear floor space around the picnic table positioned for a forward approach.

There is also lack of an accessible route to the play area located on the south of the school near the outdoor classroom. However, providing an accessible route to the top of the slide and around the perimeter of the playground may be technically infeasible given the terrain. (Consider providing a second slide located on an accessible route.)

Note: When renovating the playgrounds, please note that the Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Parking
Accessibility issues at the accessible parking spaces located on the northwest side of the school include deteriorated ground surfaces and a faded access aisle that should be re-striped. A van accessible parking space on the north side of the school near the main entrance has a faded access aisle that is narrower than allowed for a van accessible parking space and a sign that is mounted lower than allowed.

Vertical Circulation
Accessibility issues include lack of an accessible route between the ground floor and first floor.

Signage
Accessibility issues with signage include lack of tactile signs at exit doors, lack of directional signs at inaccessible exit doors directing people to the nearest accessible exit and lack of illuminated signs with the International Symbol of Accessibility (ISA) at accessible exit doors. Additionally, several room designation signs lack raised characters and braille and are not located on the wall alongside the latch side of the door.

Doors
Accessibility issues include lack of the minimum required maneuvering clearance at doors, doors that lack the required clear width, and doors with noncompliant hardware.

Ramp
Accessibility issues at the exterior ramp to the main entrance include damage at the base of the ramp and lack of edge protection along the open side of the ramp.

Stairways
Accessibility issues at interior stairs include lack of extensions that extend horizontally above the landing for 12” min. beginning above the first riser nosing and to one tread depth beyond the last riser at the bottom.

Assembly Areas
Accessibility issues with the outdoor classroom include lack of an accessible route to the classroom and lack of a wheelchair space that that is 36" wide by 60" deep with a running and cross slope that is no greater than 1:48 (2.00%).

Accessibility issues with the cafetorium include lack of an accessible route to the stage and lack of assistive listening devices.

Note: In each assembly area where audible communication is integral to the use of the space, an assistive listening system shall be provided, and the assistive listening system shall be identified by a sign with the International Symbol of Access for Hearing Loss.

Toilet Rooms
Accessibility issues with toilet rooms include lack of an accessible toilet compartment; mirrors and urinals that are located higher than allowed; pipes that are not insulated to protect against contact at the lavatory; lack of turning space; and dispensers that act as protruding objects.

Drinking Fountains
Accessibility issues include lack of a drinking fountain for standing users in one (1) location and lack of adequate knee and toe clearance at drinking fountains for seated users in two (2) locations.

Sinks
Accessibility issues include sinks lacking knee and toe clearance, sinks with exposed pipes underneath that are not insulated to prevent contact sink rims and counters that are located higher than allowed, and sinks that lack clear floor space due to the placement of furniture.

Note: If no classrooms in a given grade or a given type of classroom have a sink, an accessible sink is not required to be provided. It is the presence of a sink in a classroom that triggers the requirement of at least one (1) accessible sink in the same classroom or same type of classroom.

Areas of Sport Activity
There is lack of an accessible route to the team seating area by the basketball court and lack of a clear floor space that is stable, firm and slip-resistant alongside the bench.

Additional Accessibility Issues

- Two (2) curb ramps lack transitions to the street that are flush.
- The service counter in the school office lacks a portion that is located at 36” max. above the finished floor.
- Lack of an accessible route to one (1) bench by the main entrance.
- Protruding objects, such as shelves and dispensers are present in several locations.

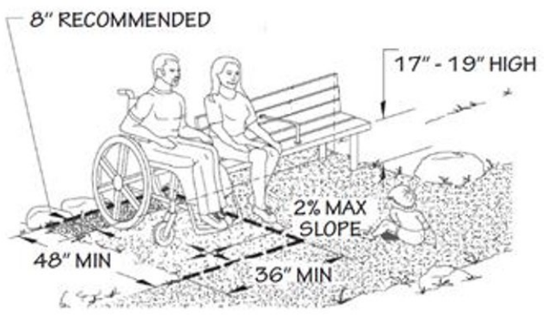
Best Practice and Inclusive Design

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 contrasting-colored strips on stair treads of all stairs.

- Recommend providing accessible designation signage with raised characters and braille mounted on the latch side of the door at all permanent rooms that lack designation signage.
- Recommend updating the sign at the resource room to say "Resource Room".
- Recommend providing additional benches by the main entrance, including benches with back rests and armrests.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area that has benches in a manner that is substantially similar to what is shown in Figure 2.

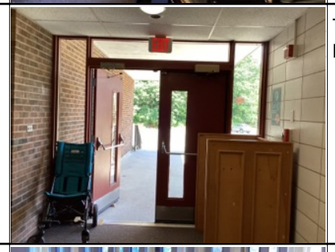
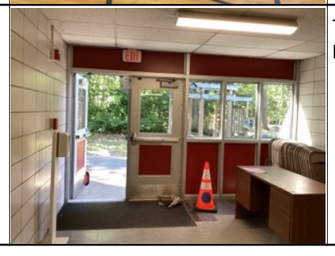
  Figure 2 shows a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned:

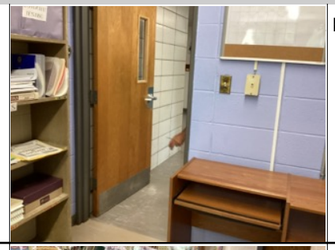
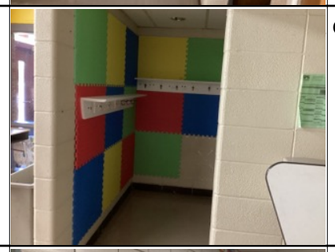
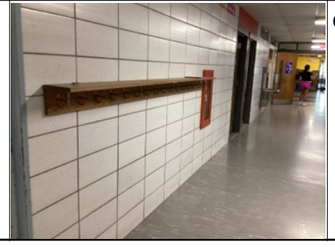


ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Asphalt Pathway From Back Parking Lot Towards Rear Doors Playground and Outdoor Classroom	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	27%	Reducing running slope to 1:20 (5.00%) (Reducing running slope to an accessible level may be technically infeasible.)	1	
2	Route to Basketball	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	12%	Provide a route with a running slope that is no steeper than 1:20 (5.00%).	1	
3	Route From Rear Parking Near Loading Dock to the Outdoor Classroom and Playground	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Accessible route not provided	10.5% -	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route is provided. (Reducing running slope to an accessible level may be technically infeasible.)	1	
4	Staff Toilet Rooms by Media Center	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1”	Alter change in level at the top of the stairs to be 1/4" high max. at the top of the stairs.	1	
5	Sandbox by Outdoor Classroom	Ext.		Exterior Access Route	Exterior		Surface is not stable, firm, and slip-resistant Accessible route not provided	- -	Provide an accessible route to the sandbox. Ensure that the surface is stable, firm and slip-resistant.	1	

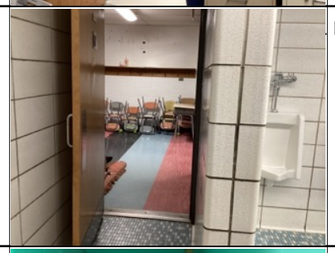
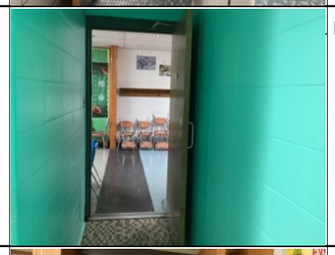
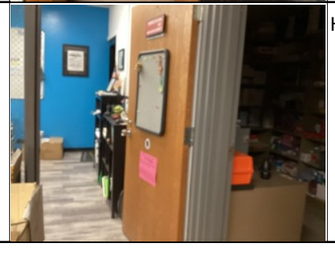
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Route to Outdoor Classroom and Play Area	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant Accessible route not provided	- -	Ensure a stable, firm and slip resistant accessible route is provided to the outdoor classroom and play area. (Route should connect to the egress door near this area and continue around the school's east side to join a new accessible route extending from the parking lot on the northeast side of the school and to other outdoor elements such as the baseball field and gaga ball pit.)	1	
7	Sidewalk From Parking by Loading Dock Towards Main Entrance	Ext.		Exterior Access Route	Sidewalk		Route not maintained in operable working condition		Ensure the accessible route is maintained in operable working condition. Repair the damaged pavement.	1	
8	Towards Basketball Courts	Ext.		Exterior Access Route	Sidewalk		Route not maintained in operable working condition		Ensure the accessible route is maintained in operable working condition. Repair the damaged pavement.	1	
9	Walkway Towards Basketball, Gaga Ball, Baseball and Soccer	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. Repair the damaged pavement.	1	
10	Lower Level South Side Doorway Near Outdoor Classroom and Playground	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition Accessible route not provided	- -	Ensure the accessible route is maintained in operable working condition. Ensure an accessible route is provided. (Route should connect to outdoor classroom and playground and continue around the school's east side to join a new accessible route extending from the parking lot on the northeast side of the school and to other outdoor elements such as the baseball field and gaga ball pit.)	1	

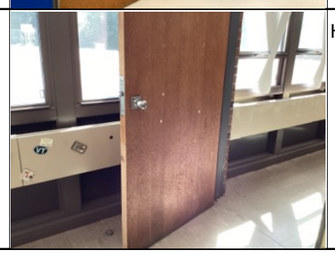
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
11	Zip Line	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the zip line.	1	
	Curb Ramp										
12	By Parking at Northwest Corner of School Near Loading Dock Area	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush	-	Ensure transition from curb ramp to street is flush or free of changes in level.	1	
13	Main Entrance	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush		Ensure transition from curb ramp to street is flush or free of changes in level.	1	
	Off-Street Parking Lot or Garage										
14	Parking at Northwest Corner of School Near Loading Dock Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not compliant	53 2 1 -	Re-stripe access aisle and parking spaces and repair surface at accessible parking.	1	
15	Parking Near Main Entrance on North Side of School	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not compliant Access aisle < 96" wide at van space Sign bottom < 60" above finished grade	- 66" 42”	Re-stripe access aisle. Provide a marked access aisle that is at least 96" wide at the van accessible space. Locate sign with the bottom of the sign 60" above the ground.	1	
	Access to Goods and Services										

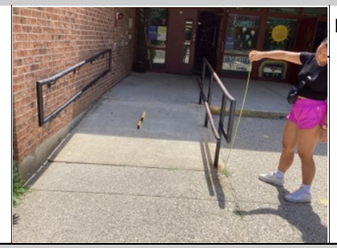
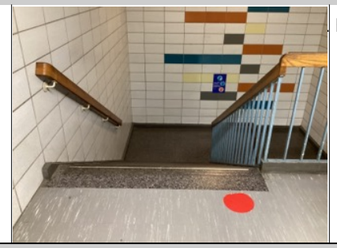
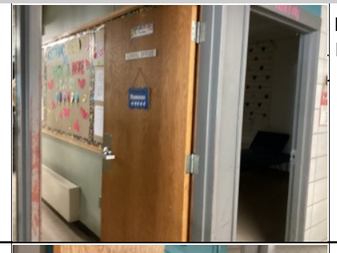
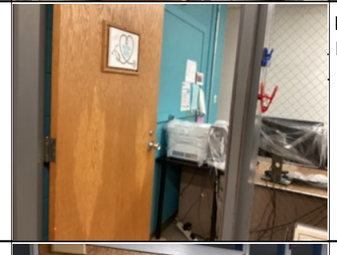
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Means of Egress										
16	Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	2	
17	By Guidance Office Leading to Two (2) Exterior Toy Rooms	G		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
18	Exit by Developmental Classroom	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
19	Gym Exits to Outdoor Classroom	G		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	2	
20	Egress Near Outdoor Classroom and Lower Playground	G		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

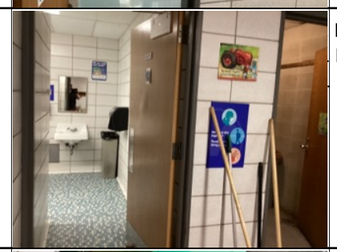
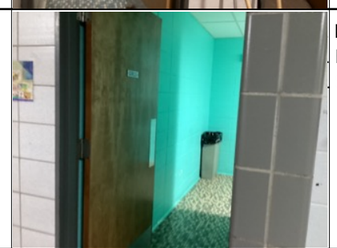
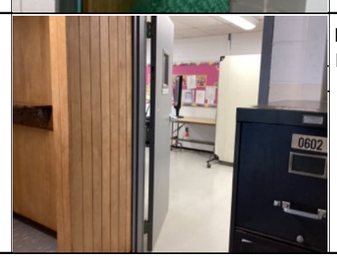
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
21	By Second Grade Classroom	G		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
	Interior Access Route										
22	Speech Room	1		Interior Access Route	N/A		Route < 36" wide	29"	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate the book shelf and desk.	1	
23	Developmental Classroom and Kindergarten Classroom	1		Interior Access Route	N/A		Obstructed by protruding objects	8"	Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier underneath the paper towel dispenser.	2	
24	Developmental Classroom	1		Interior Access Route	N/A		Obstructed by protruding objects	6"	Relocate shelves or provide a cane-detectable barrier no higher than 27" above the finished floor.	1	
25	Hallway	G		Interior Access Route	N/A		Obstructed by protruding objects	7"	Relocate the shelf or provide a cane-detectable barrier underneath the shelf.	1	

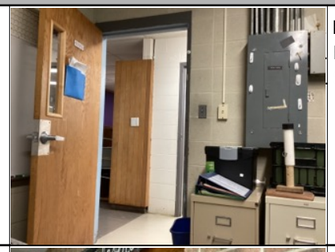
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Route Between G and 1	1		Interior Access Route	N/A		Accessible route not provided	-	Provide a limited use limited application (LULA) elevator between Levels G and 1.	1	
	Doors, Doorways, & Gates										
27	Exterior Toilet Room	G		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	26”	Widen the door so that there is 32" min. clear width.	1	
28	Math Resource Room	1		Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided		Relocate shelving to provide 18" min. maneuvering clearance on the pull side of the door on the latch side.	1	
29	Art and Music Classroom	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Provide an automatic door opener.	1	
30	Speech Therapy Room	G		Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided	13”	Relocate furniture to provide 18" min. clear on the latch side of the door.	1	

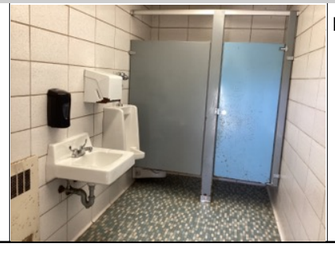
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
31	Occupational Therapy Room	G		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate file cabinets to provide 18" min. clear on the latch side of the door.	1	
32	Boys' Multi-User Toilet Room	G		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 6”	-	Install an automatic door opener.	1	
33	Girls' Multi-User Toilet Rooms	G, 1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 6”	-	Install an automatic door opener.	2	
34	Guidance Office	1		Doors, Doorways, & Gates	Office		Maneuvering clearance not provided at recess > 6” Hardware not operable with a closed fist	- -	Install 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	
35	Principal’s Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Nurse's Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
37	Nurse's Office Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
38	Resource Room	1		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
39	Media Center	1		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
40	First Grade Classrom Door Between Classrooms	G		Doors, Doorways, & Gates	Classroom		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

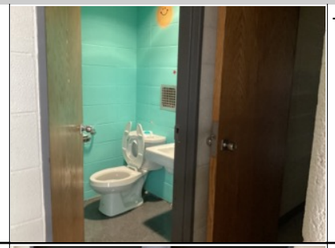
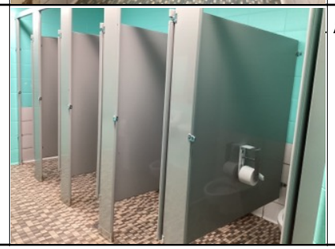
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Ramps										
41	Main Entrance	Ext.		Ramps	Other		Edge protection < 4" high Surface not stable, firm, and slip-resistant	- 1/2"	Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface. Repair surface at the base of the ramp where there is a 1/2" change in level.	1	
	Stairways										
42	Staircase to Lower Level	1		Stairways	Egress		Handrails do not extend 12" from stairs	-	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
	Signage										
43	School Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
44	Nurse's Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
45	Media Center	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf.	1	

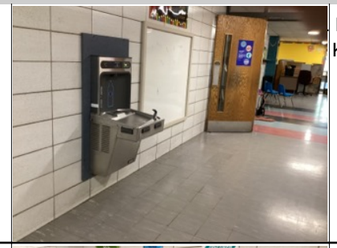
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
46	Staff Toilet Room by the Media Center	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
47	Resource Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
48	Boys' Multi-User Toilet Room	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
49	Girls' Multi-User Toilet Room	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
50	Resource Room	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
51	Occupational Therapy Room	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
52	Guidance Office	G		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	
	Service Counter										
53	School Office	1		Service Counter	N/A		Counter > 36" high	42”	Provide a counter that is 36" max. above the finished floor.	1	
	Assembly Area										
54	Additional Outdoor Classroom Elements	Ext.		Assembly Area	N/A		Accessible route not provided Minimum # wheelchair spaces not provided	- -	Ensure an accessible route is provided to the outdoor classroom seating area. Provide a wheelchair space that is 36" wide by 60" deep with a running and cross slope that is no greater than 1:48 (2.00%) Ensure that the wheelchair space is on an accessible route.	1	
55	Cafetorium Stage	1		Assembly Area	N/A		Accessible route to stage not provided	- -	Provide an accessible route to the stage. Provide a portable ramp./Provide a ramp /Provide an interior lift to the stage.	1	

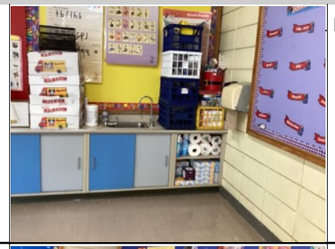
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
56	Cafetorium Stage	1		Assembly Area	N/A		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system.	1	
	Picnic Tables										
57	Tot Playground Near Loading Dock Parking	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route Clear floor space not provided	- - -	Ensure that at least 5% (minimum one) of picnic tables are accessible with 24" high min. knee clearance for children. Ensure that the picnic table is connected to an accessible route. Ensure that at a 30" by 48" clear floor space positioned for a forward approach is provided at the picnic table.	1	
	Exterior Benches										
58	Main Entrance	Ext.		Exterior Benches	N/A		No accessible route to one bench in area		Provide an accessible route to one (1) bench in this area.	1	
	Toilet Rooms for Children										
	Lavatory (Children)										
59	Exterior Toilet Room	G		Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact at lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
60	Boys' Multi-User Toilet Room	G		Lavatory (Children)	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 31"	- 43”	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 31" above the finished floor.	1	
61	Girls' Multi-User Toilet Rooms	G, 1		Lavatory (Children)	N/A		Mirror above lavatory w/reflective surface > 31" Exposed plumbing underneath	- 43"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 31" above the finished floor.	2	
	Dispensers (Children)										
62	Boys' Multi-User Toilet Room	G		Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	11”	Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier underneath it that is no higher than 27" above the finished floor.	1	
63	Girls' Multi-User Toilet Rooms	G, 1		Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	12”	Relocate the paper towel dispenser out of the circulation path or provide a cane-detectable barrier underneath it that is no higher than 27" above the finished floor.	2	
	Urinal (Children)										
64	Boys' Multi-User Toilet Rooms	G, 1		Urinal (Children)	N/A		Rim > 15" high (MAAB)	27”	Provide at least one urinal with the rim no higher than 15" above the finished floor.	2	

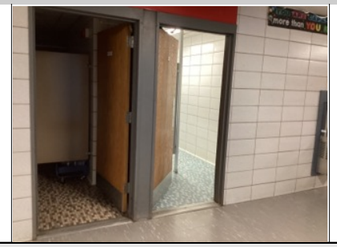
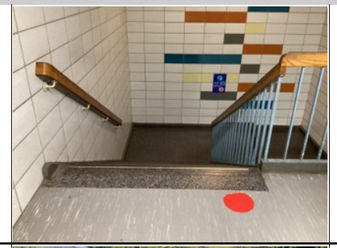
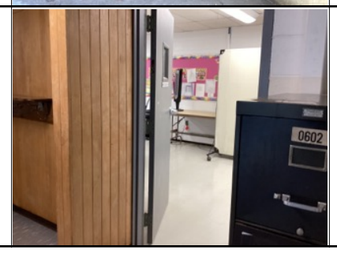
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Overall Access (Children)										
65	Developmental Classroom Toilet Room and Kindergarten Classroom Toilet Room	1		Overall Access (Children)	Toilet Room		Turning space is not provided	57" x 64"	Enlarge and renovate to be an accessible single-user toilet room.	2	
66	Art and Music Classroom Toilet Rooms	1		Overall Access (Children)	Toilet Room		Turning space is not provided		Add an accessible single-user toilet room.	1	
67	Nurse's Office Toilet Room	1		Overall Access (Children)	Toilet Room		Turning space is not provided Accessible fixtures or stalls not provided	- -	Add an accessible single-user toilet room.	1	
68	Exterior Toilet Room	G		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Provide one (1) accessible wheelchair compartment.	1	
69	Girls' Multi-User Toilet Rooms	G, 1		Overall Access (Children)	Toilet Room		Accessible fixtures or stalls not provided	-	Provide one (1) wheelchair accessible compartment that is 60" wide min. and 72" deep min. in each girls' toilet room.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
70	Boys' Multi-User Toilet Rooms	G. 1		Overall Access (Children)	563		Accessible fixtures or stalls not provided	-	Provide one (1) wheelchair accessible compartment that is 60" wide min. and 72" deep min. in each boys' toilet room.	2	
Additional Access											
Drinking Fountains											
71	By Staff Toilet Rooms	G		Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 25”	Provide an additional drinking fountain for standing users. Provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	1	
72	By Toilet Rooms	1		Drinking Fountains	Hi-Lo		Knee or toe clearance not provided	22”	Provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	1	
Sink											
73	Art and Music Classroom	1		Sink	Classroom		Clear floor space not provided at sink Toe and knee clearances not provided	- -	Provide a 30" by 48" clear floor space positioned for a forward approach at the sink. Ensure there is a 27" min. knee clearance positioned for a forward approach at the sink.	1	
74	Developmental Classroom and Kindergarten Classroom	1		Sink	N/A		Toe and knee clearances not provided	-	Ensure there is a 27" min. knee clearance positioned for a forward approach at the sink.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
75	Teachers Lounge (Parents Meet With Teachers in This Room)	1		Sink	Meeting Room		Toe and knee clearances not provided	-	Ensure there is a 27" min. knee clearance positioned for a forward approach.	1	
76	Fourth Grade Classroom Sink	1		Sink	Classroom		Toe and knee clearances not provided Clear floor space not provided at sink	- -	Provide a 30" by 48" clear floor space positioned for a forward approach. Clear furniture and equipment. Ensure there is a 27" min. knee clearance positioned for a forward approach at the sink.	1	
77	English Language Learner Classroom	1		Sink	Classroom		Toe and knee clearances not provided Clear floor space not provided at sink Rim or counter > 34"	- - 36”	Provide a 30" by 48" clear floor space positioned for a forward approach. 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.	1	
78	Speech Therapy Room	G		Sink	Classroom		Toe and knee clearances not provided Rim or counter > 34"	- 36”	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.	1	
79	Nurse's Office	1		Sink	Office		Toe and knee clearances not provided Rim or counter > 34" Exposed plumbing underneath sink	- 36” -	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. Insulate or otherwise configure pipes at sink.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Sinks for Children's Use										
80	First Grade Classroom	G		Sinks for Children's Use	Classroom		Knee/toe clearance <24" at sink 31" high	-	Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
81	Third Grade Classroom	G		Sinks for Children's Use	Classroom		Knee/toe clearance <27" at sink > 31" high	-	Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
82	Second Grade Classroom	G	106	Sinks for Children's Use	Classroom		Knee/toe clearance <27" at sink > 31" high	-	Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	1	
	Play and Sport Areas										
	Play Areas										
83	Tot Playground Near Loading Dock	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components Surface not stable, firm, and slip-resistant	- - - -	Install an accessible route to and around the playground. Provide a compliant impact-attenuating surface to and around the play components. Repair surface and ensure that surface is firm, stable and slip-resistant (to areas around play components).	1	
84	Steps From Play Area and Slide	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Providing an accessible route to the top of the slide may be technically infeasible given the terrain. (Consider providing a second slide located on an accessible route.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Field										
85	Soccer Field	Ext.		Field	Soccer		Field not connected to an accessible route	-	Provide an accessible route to the soccer field.	1	
86	Baseball Field	Ext.		Field	Baseball		Field not connected to an accessible route	-	Provide an accessible route to the baseball field.	1	
	Court										
87	Basketball Court	Ext.		Court	Basketball		Accessible spaces are not provided at team seating Court is not connected to an accessible route	- -	Provide an accessible route to the court. Provide an accessible route to the bench. Provide a 36" x 48" clear floor space that is stable, firm and slip-resistant alongside the bench.	1	
88	Gaga Ball	Ext.		Court	Gaga Ball		Court is not connected to an accessible route	-	Provide an accessible route to the gaga ball court.	1	
	Overall Review										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
89	Staff Toilet Rooms by the Media Center	G							Note: Staff toilet rooms by the media center were not surveyed.	1	
Best Practice											
90	Staircase to Lower Level	1						-	Recommend providing contrasting-colored strips on stair treads of all stairs.	1	
91	Main Entrance	Ext.							Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area that has benches in a manner that is substantially similar to what is shown in Figure 2 in the narrative report. Recommend providing additional benches by the main entrance, including benches with back rests and armrests.	1	
92	Exterior Toilet Room	G							Recommend providing accessible designation signage with raised characters and braille mounted on the latch side of the door at all permanent rooms that lack designation signage.	1	
93	Resource Room	G						-	Recommend updating sign to say "Resource Room".	1	

Ross Elementary School

Town of Braintree

ADA Transition Plan

September 2022

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: 1951

Ross Elementary School is located at 20 Hayward Street. The school has three (3) floors including a basement, a split-level first floor and a second floor and provides classes for students in kindergarten through the fourth grade. The school has one (1) accessible and one (1) inaccessible main entrance to the upper first floor at the front on the south side and one (1) accessible secondary entrance to the lower level of the first floor on the south side. Exterior amenities include a gaga ball court, two (2) basketball courts, an open field, a bench, an outdoor classroom, a garden, and a picnic area.

Vertical circulation consists of two (2) stairways that connect the basement, first floor and second floor, and a corridor stair that connects the split level of the first floor. An elevator or other means of accessible vertical circulation does not connect the basement, lower first floor, upper first floor, and second floor.

Rooms in the basement include the library, the music and art room and a speech therapy room. The higher portion of the first floor is located on the west side and contains classrooms for kindergarten, first grade, second grade, third grade, and special education students; men's and women's multi-user toilet rooms that are open to the public; a gym/cafeteria with a stage; the main office; a therapist's office; nurse's office; psychologist's office; speech and language office; and the principal's office. Toilet rooms are located within the kindergarten, Grade 1, Grade 2, and Grade 3 classrooms. The lower level of the first floor on the east side contains classrooms, a resource room and girls' and boys' multi-user toilet rooms. Rooms on the second floor include a classroom for the fourth grade and girls' and boys' multi-user toilet rooms.

Key Accessibility Issues

Exterior Routes
Accessibility issues include routes with cross slopes and running slopes that are greater than allowed, changes in level that are greater than allowed, surfaces that are not stable, firm and slip-resistant, and routes that are not maintained in operable working condition. Accessible routes are not provided to one (1) bench at the rear of the building, the garden at the rear of the building, the gaga ball court, or to the outdoor classroom. Additionally, the surface at the outdoor classroom is not stable, firm and slip-resistant.

Parking
Accessibility issues with the parking lot by the main entrance include a van space with an access aisle that is narrower than allowed, signage with the International Symbol of Accessibility (ISA) that has faded at the van accessible and car accessible parking spaces, and signage that is located lower than allowed.

Passenger Loading Zone
Accessibility issues include lack of an accessible route (curb cut) from the passenger loading zone and lack of signage with the International Symbol of Accessibility (ISA) at the head of the loading zone. Additional recommendations regarding the passenger loading zone are listed in the best practice section of the report.

Stairways
Accessibility issues at exterior stairways include handrails that are not provided on each side of each stairway, handrails that do not extend 12" from the stairs, and stairs that are not maintained in operable working condition.

Vertical Circulation
Accessibility issues include lack of an accessible route between the basement, lower level of the first floor, upper level of the first floor and the second floor. There is also lack of an accessible route to the stage in the gym/cafeteria.

Signage
Accessibility issues with signage include lack of tactile signs at exit doors, lack of directional signs at inaccessible exit doors directing people to the nearest accessible exit and lack of illuminated signs with the International Symbol of Accessibility (ISA) at accessible exit doors. Additionally, 28 rooms lack designation signage with raised characters and braille that is located on the wall alongside the latch side of the door.

Doors
Accessibility issues include lack of the minimum required maneuvering clearance at doors, doors that lack the required clear width, and double-leaf doors lacking a compliant leaf. There are also three (3) doors with noncompliant door hardware, and one (1) door requires a greater amount of opening force than allowed.

Dining and Work Surfaces
Accessibility issues include lack of one (1) accessible picnic table by the main entrance and lack of one (1) accessible work surface in the principal's office and one (1) accessible work surface in the speech and language room on the first floor.

Toilet Rooms
Accessibility issues with the multi-user men's and women's toilet rooms that are open to the public include lack of an accessible toilet compartment, lack of knee and toe clearance at the lavatory, pipes that are not insulated to protect against contact at the lavatory, and mirrors located higher than allowed.

Accessibility issues with toilet rooms located in classrooms and in the nurse's office include lack of turning space, lack of an accessible toilet compartment, lavatories that lack knee or toe clearance, lavatory faucets that are not operable with one hand and require tight grasping, pinching and twisting of the wrist, and pipes that are not insulated against contact underneath lavatories.

Accessibility issues with the multi-user girls' and boys' toilet rooms on the second floor and the lower level of the first floor include lack of accessible wheelchair compartments, and lavatories with pipes that are not wrapped to prevent against contact.

Drinking Fountains
Accessibility issues include lack of drinking fountains for standing users in six (6) locations, and lack of knee and toe clearance at a drinking fountain for seated users in five (5) locations.

Sinks
Accessibility issues include sinks lacking knee and toe clearance, and sinks with exposed pipes underneath that are not insulated to prevent contact.

Note: If no classrooms in a given grade or a given type of classroom have a sink, an accessible sink is not required to be provided. It is the presence of a sink in a classroom that triggers the requirement of at least one (1) accessible sink in the same classroom or same type of classroom.

Additional Accessibility Issues

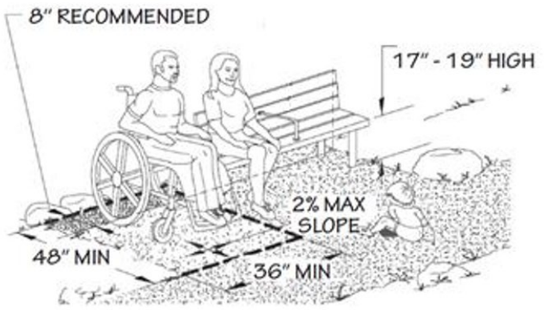
- Curb ramps by Cronin Circle and the main entrance lack level transitions to the street, and the surface at the curb ramp by the main entrance is not stable, firm, and slip-resistant.
- Items located inside the school such as shelves and defibrillators act as protruding objects.
- The interior accessible route narrows to less than allowed in two (2) locations due to furniture and equipment.

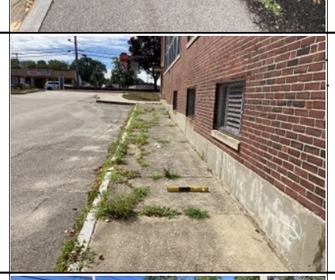
Best Practice and Inclusive Design

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 contrasting-colored strips on stair treads of all stairs.
- Recommend allowing parents to drop off children at a safer location that is closer to the main entrance than the current drop-off area.
- Recommend providing benches for children to wait by the drop-off area, including some benches with backrests and some with armrests.
- Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one bench at the rear of the school in a manner that is substantially similar to what is shown in Figure 1.

Figure 1 shows a stable, firm and slip-resistant surface adjacent to a bench positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned:

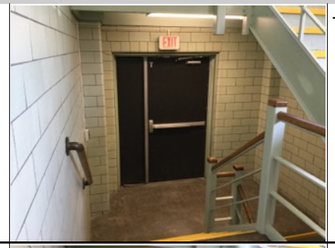
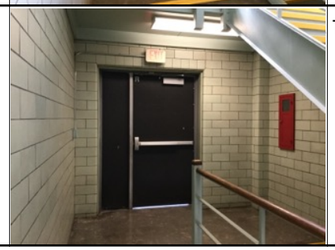


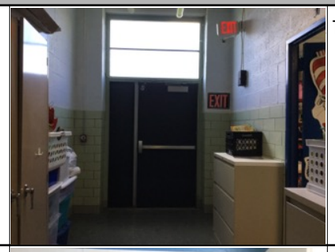
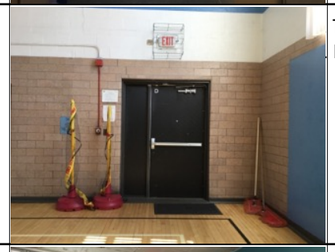
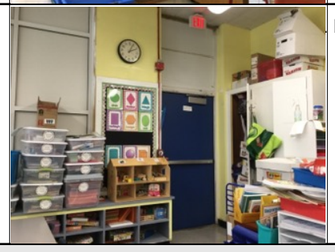
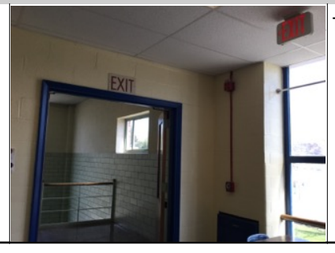
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Door T by East Side Parking	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	4.1%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
2	Walkway by Main Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	3%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	
3	Walkway at East Side Parking	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	3.1% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition.	1	
4	Walkway by Basketball Hoop at Corner of West Parking Lot	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	13% -	Rebuild route to have a running slope no greater than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition.	1	
5	Walkway Joining Ramp at Main Entrance	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1”	Alter change in level to be 1/4" high max.	1	

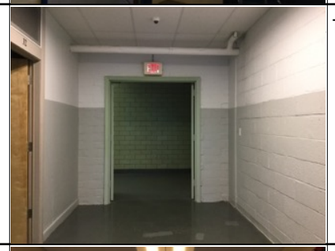
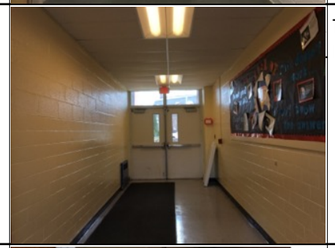
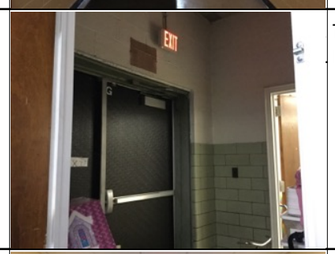
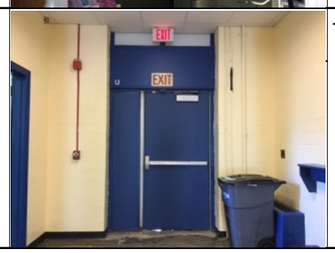
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
6	Outdoor Classroom at Back of School	Ext.		Exterior Access Route	Exterior		Surface is not stable, firm, and slip-resistant Accessible route not provided	- -	Ensure an accessible route is provided to the outdoor classroom and ensure that the surface in the classroom area is stable, firm and slip-resistant.	1	
7	Walkway to Egress Door G	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
8	Walkway by Basketball Hoop at Corner of West Parking Lot	Ext.		Exterior Access Route			Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	
9	Walkway to Hayward Street Drop-Off Area	Ext.		Exterior Access Route	Sidewalk		Route not maintained in operable working condition		Ensure the accessible route is maintained in operable working condition.	1	
10	Garden by West Side Passenger Loading Zone	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to and around the garden area.	1	

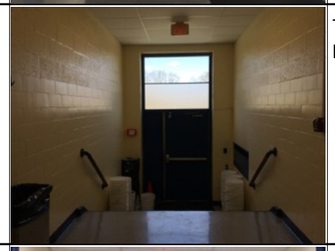
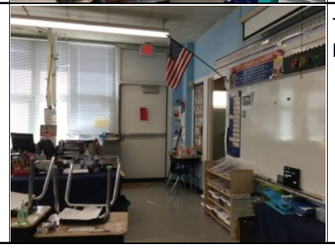
Ross Elementary School

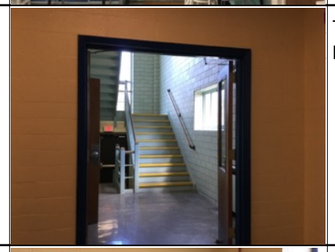
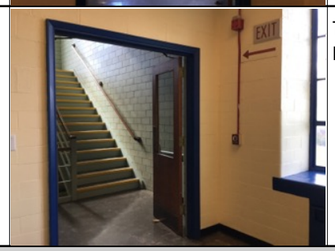
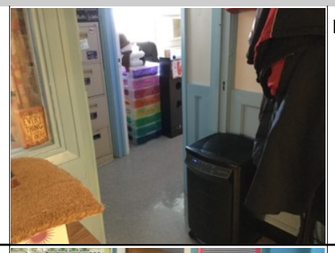
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Curb Ramp										
11	By Cronin Circle	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush	.75”	Ensure transition from curb ramp to street is flush or free of changes in level.	1	
12	Curb Ramp at Main Entrance	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush Surface not stable, firm and slip-resistant	1.5” -	Ensure transition from curb ramp to street is flush or free of changes in level. Repair surface where it is damaged.	1	
	Off-Street Parking Lot or Garage										
13	Accessible Parking by Main Entrance	Ext.		Off-Street Parking Lot or Garage			Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Van space < 132" or <96" wide Access aisle < 96" wide at van space Sign bottom < 60" above finished grade	50 1 1 84" 84" 57”	Provide one (1) van accessible space that is at least 96" wide with a marked access aisle that is at least 96" wide. Locate sign with the bottom of the sign 60" above the ground.	1	
14	Accessible Parking by Main Entrance	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign with International Symbol of Accessibility not provided	-	The sign at the van accessible parking space has faded. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	2	
	Passenger Loading Zones										
15	Hayward Street Drop-off Area	Ext.		Passenger Loading Zones	N/A		Zone not connected to an accessible route Sign with ISA not provided (MAAB)	- -	Ensure the passenger loading zone is connected to an accessible route. Provide a curb ramp from the passenger loading zone. Provide a sign that includes the International Symbol of Accessibility (ISA) at the head of the space. Locate the sign so that the bottom is 60" min. above the ground and the top is 96" max. above the ground.	1	

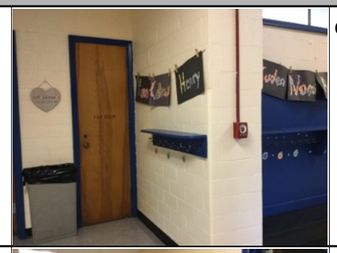
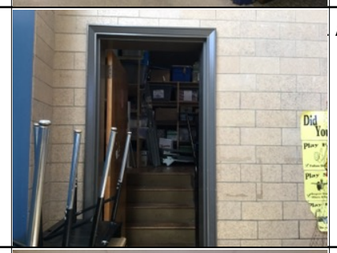
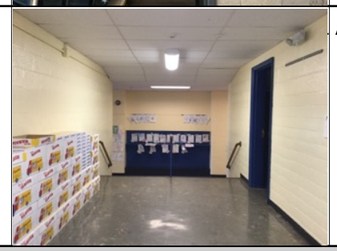
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Entrance										
16	Main Entrance Door V	Ext.		Entrance	Main Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	
17	Entrance at Door U	Ext.		Entrance	Secondary Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	
18	Accessible Entry Door E and F	Ext.		Entrance	Main Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	
	Emergency Exit										
19	Egress Door T	1 Lower Level		Emergency Exit	N/A		Tactile sign not provided at exit	-	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.	1	
20	Egress Door R	1 Lower Level		Emergency Exit	N/A		Tactile sign not provided at exit	-	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.	1	

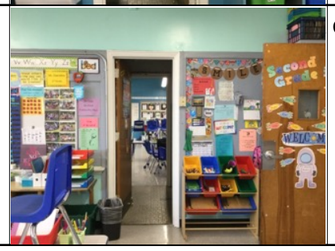
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
21	Egress Door S	B		Emergency Exit	N/A		Tactile sign not provided at exit	-	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door.	1	
22	Egress Door D	1	24	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
23	Grade 1, Egress Door O	1	4	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	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 a directional sign indicating the location of the nearest accessible emergency exit.	1	
24	Kindergarten Egress Door H	1	1	Emergency Exit	N/A		Door requires > 15 lbs. of force to open	20 lbs	Adjust closers of exterior doors so doors do not require more than 15 pounds of force. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.	1	
Access to Goods and Services											
Means of Egress											
25	Staircase 4 (South Side)	2		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. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door.	1	

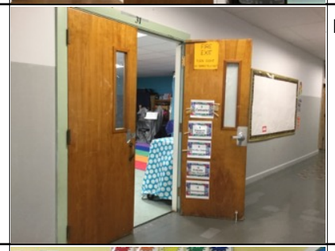
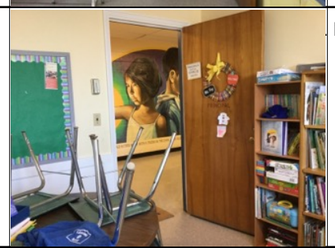
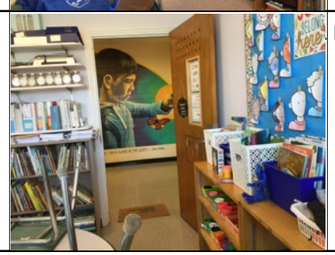
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
26	Staircase 5 (North Side)	2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door.	1	
27	To Staircase 4 (South Side)	B		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	
28	Egress Door E and F	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor. Where there is no wall space at the right side of double doors, signs shall be located on the nearest adjacent wall. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
29	Egress Door G	1	2	Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	
30	Egress Door U	1 Lower Level		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	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. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	

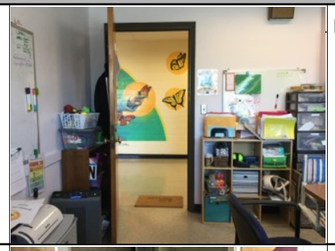
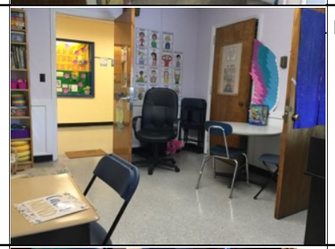
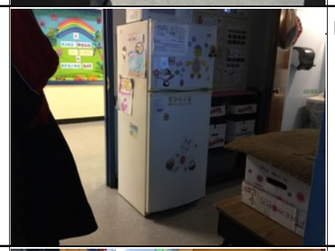
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
31	Main Entrance Egress Doors A and B	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	2	
32	Egress Door P	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
33	Northwest Corridor Egress Door L	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
34	Kindergarten Egress Door H	1	1	Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
35	Grade 3 Egress Door I	1	3	Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

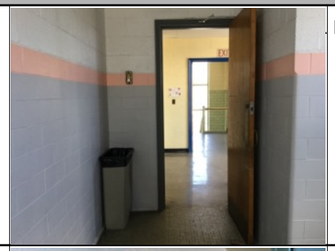
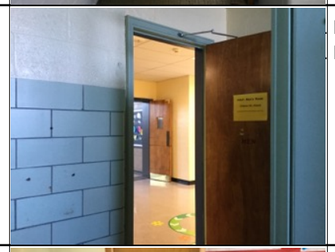
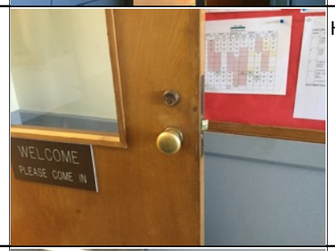
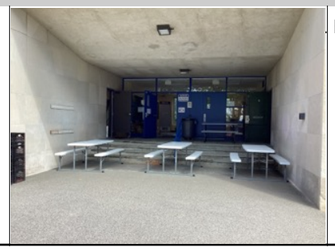
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Grade 2 Egress Door N	1	6	Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
37	Staircase 4 (South Side)	1 Lower Level		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
38	Staircase 5 (North Side)	1 Lower Level		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit 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. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
	Interior Access Route										
39	Nurse's Office	1	21	Interior Access Route	N/A		Route < 36" wide	20”	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate the furniture.	1	
40	Grade 1, Route to Boys' Toilet Room	1	4	Interior Access Route	N/A		Route < 36" wide	18.5”	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate furniture.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
41	By Kindergarten Room 1	1		Interior Access Route	N/A		Obstructed by protruding objects	7.2”	Remove the shelf or provide a cane-detectable barrier underneath.	1	
42	By Room 20	1		Interior Access Route	N/A		Obstructed by protruding objects	7.3”	Relocate the defibrillator out of the circulation path.	1	
43	Access to Stage	1	24	Interior Access Route	N/A		Accessible route not provided	-	Provide a lift to the stage.	1	
44	Corridor by Stair 1 to the Lower Level of the First Floor Route Between Floors B, 1, and 2	1, 1 Lower, 2, B		Interior Access Route	N/A		Accessible route not provided	-	Provide an elevator between all floor levels.	1	
Doors, Doorways, & Gates											
45	Kindergarten Toilet	1	1	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27”	Widen the door so that there is 32" min. clear width.	1	

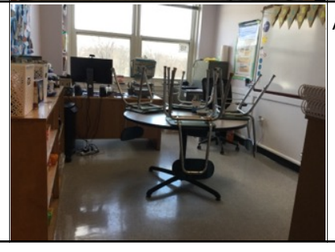
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
46	Grade 3 Girls' Toilet Room	1	3	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27”	Widen the door so that there is 32" min. clear width.	1	
47	Grade 3 Boys' Toilet Room	1	3	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27”	Widen the door so that there is 32" min. clear width.	1	
48	Grade 1, Route to Boys' Toilet Room	1	4	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27”	Widen the door so that there is 32" min. clear width.	1	
49	Grade 1, Girls' Toilet Room	1	4	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27”	Widen the door so that there is 32" min. clear width.	1	
50	Grade 2 Girls' Toilet Room	1	6	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27”	Widen the door so that there is 32" min. clear width.	1	

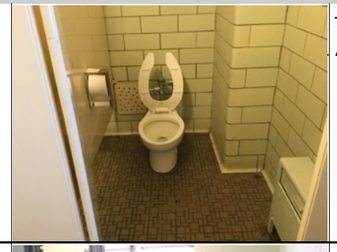
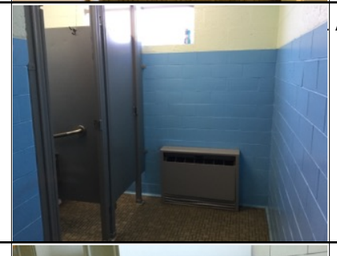
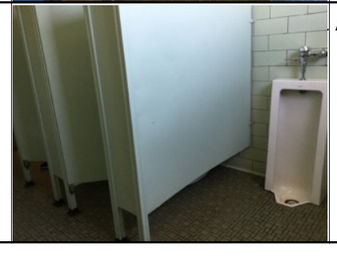
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
51	Grade 2 Boys' Toilet Room	1	6	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27”	Widen the door so that there is 32" min. clear width.	1	
52	Music/Arts	B	31	Doors, Doorways, & Gates	Classroom		If double-leaf door, neither compliant	28”	Ensure that double doors are kept open during school hours.	1	
53	Kindergarten	1	1	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	16”	Relocate furniture to ensure that there is 18" clear on the latch side of the door.	1	
54	Principal’s Office	1	17	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Relocate the table and bookshelf to provide maneuvering clearance by the door. 18" is required alongside the latch side of the door and the maneuvering clearance should extend 60" min.	1	
55	Speech and Language	1	18	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate table and bookshelf to provide maneuvering clearance by the door. The maneuvering clearance should be 18" on the latch side of the door and 60" deep.	1	

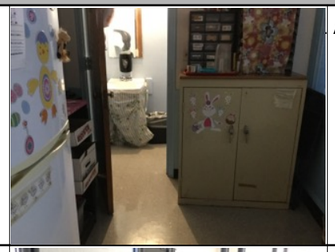
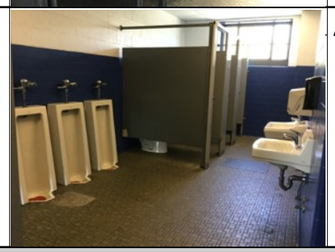
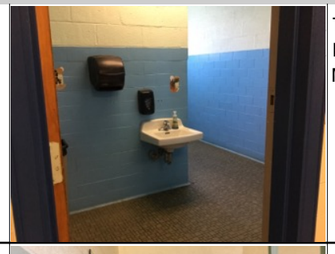
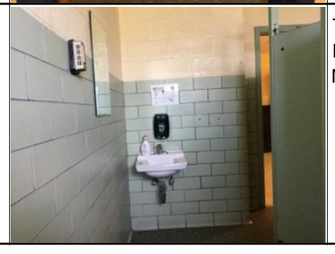
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
56	Psychologist's Office	1	19	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate the furniture so that there is 18" min. clear on the latch pull side of the door.	1	
57	Egress Door G	1	2	Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	-	Clear furniture out of the emergency exit area.	1	
58	Therapist's Office	1	20	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	11.5”	Relocate the bookshelf to provide maneuvering clearance.	1	
59	Nurse's Office	1	21	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Relocate refrigerator so that there is 18" on the latch side of the door.	1	
60	Language Classroom	1	22	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	32.5”	Remove the partition by the door.	1	

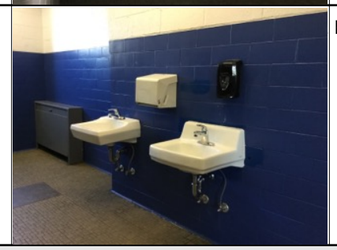
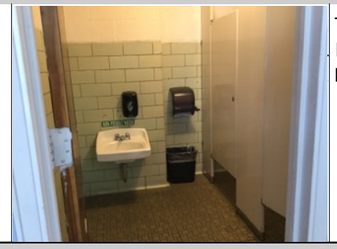
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
61	Girls' Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	11.5”	Relocate the trash bin so that there is 18" clear min. on the latch side of the door.	1	
62	Men’s and Women's Staff Toilet Rooms (Open to the Public)	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Maneuvering clearance not provided at recess > 6”	38" 10”	Provide an automatic door opener.	2	
63	Secretary's Office	1	16	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	3	
64	Special Education to Egress Door G	1	2	Doors, Doorways, & Gates	Emergency Egress		Door requires > 5 lbs. of force to open	15 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
	Stairways										
65	Main Entrance	Ext.		Stairways	Egress		Handrail not provided on both sides		Provide handrails on both sides of the stair.	1	

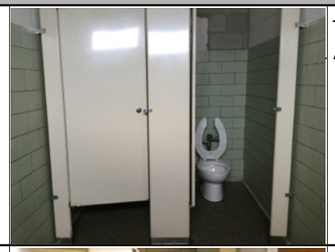
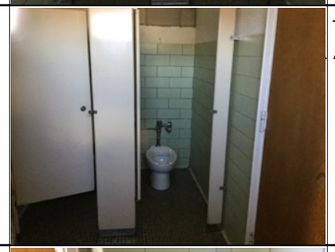
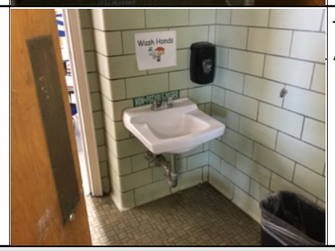
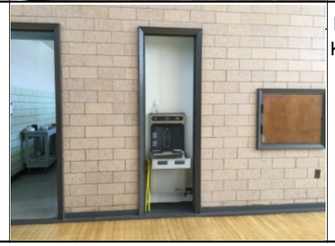
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
66	Door Q	Ext.		Stairways	Other		Handrail not provided on both sides	-	Provide handrails on each side of the stair.	1	
67	Exit Door C	Ext.		Stairways	Egress		Handrail not provided on both sides Handrails do not extend 12" from stairs		Provide handrails on each side. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
68	Doors M, N and O	Ext.		Stairways	Egress		Handrail not provided on both sides Handrails do not extend 12" from stairs	- -	Provide handrails on each side of each stair. At the existing handrails, ensure handrails extend to one tread depth beyond the last riser.	3	
69	Stairway to Open Field East of the Garden	Ext.		Stairways	Other		Handrail not provided on both sides Handrails do not extend 12" from stairs	- -	Provide handrails on each side. Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	
70	Northeast Corner of School From Parking to Open Field	Ext.		Stairways	Egress		Handrail not provided on both sides Not maintained in operable working condition	- 1"	Provide handrail on one side. Ensure stairs are maintained in operable working condition. Repair the top stair so that it is level.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
71	Egress Doors I, J,and K	Ext.		Stairways	Egress		Handrails do not extend 12" from stairs	-	Bottom: Ensure handrails extend to one tread depth beyond the last riser.	3	
72	Egress Door H	Ext.		Stairways	Egress		Handrails not provided		Provide handrails on each side of the stair.	1	
	Signage										
73	Secretary's Office and Signs Throughout the Building	1	16	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on room designation signs. Locate the signs at permanent rooms alongside the door on the latch side.	28	
	Dining or Work Surfaces										
74	Principal's Office	1	17	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	Ensure that at least one work surface is accessible with toe clearance.	1	
75	Speech and Language	1	18	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	Ensure that at least one work surface is accessible with toe clearance.	1	

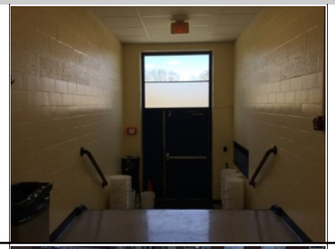
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
76	Main Entrance	Ext.		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided Knee or toe clearance not provided	- -	Ensure that at least one dining is accessible. Provide at least one dining or work surface with 24" min. knee and toe clearance that is 30" wide min. and 19" deep min.	1	
Exterior Benches											
77	Backside of School by Rear Basketball Hoop	Ext.		Exterior Benches	N/A		No accessible route to one bench in area		Provide an accessible route to one bench in this area.	1	
Toilet & Bathing Rooms											
Overall Access											
78	Special Education Classroom Toilet Room	1	2	Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	57" -	Renovate to be an accessible single-user toilet room.	1	
79	Women's Staff Toilet Room (Open to the Public)	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	- -	Provide one accessible wheelchair compartment.	1	
80	Men's Staff Toilet Room (Open to the Public)	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
81	Toilet Room in Nurse's Office	1	21	Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Add an accessible single-user toilet room.	1	
82	Girls' Toilet Room	2, 1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	2	
83	Boys' Toilet Room	2, 1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	2	
	Lavatory										
84	Women’s Staff Toilet Room (Open to the Public)	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	22.5” - 49.7”	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor. Note: Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" max. above the finished floor.	1	
85	Men’s Staff Toilet Room (Open to the Public)	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	24.5” - 50”	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor. Note: Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" max. above the finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
86	Girls' Toilet Room	2, 1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	2	
87	Boys' Toilet Room	2, 1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	2	
Toilet Rooms for Children											
Lavatory (Children)											
88	Special Education Classroom Toilet Room	1	2	Lavatory (Children)	N/A		Toe or knee clearances not provided Faucet not operable with a closed fist Exposed plumbing underneath	18" - -	Provide at least one lavatory with 25" min. knee clearance positioned for a forward approach. Ensure toe clearance is also provided. Provide a faucet that can be operable with one hand and not require tight grasping, pinching or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact at the lavatory.	1	
Overall Access (Children)											
89	Kindergarten Classroom Toilet Room	1	1	Overall Access (Children)	Toilet Room		Turning space is not provided Accessible fixtures or stalls not provided	42" -	Renovate toilet room to be an accessible single-user toilet room.	1	
90	Grade 3 Classroom Girls' Toilet Room	1	3	Overall Access (Children)	Toilet Room		Turning space is not provided Accessible fixtures or stalls not provided	- -	Renovate toilet to be an accessible single-user toilet room.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
91	Grade 3 Classroom Boys' Toilet Room	1	3	Overall Access (Children)	Toilet Room		Turning space is not provided Accessible fixtures or stalls not provided	- -	Renovate toilet to be an accessible single-user toilet room.	1	
92	Grade 1 Classroom Boys' Toilet Room	1	4	Overall Access (Children)	Toilet Room		Turning space is not provided Accessible fixtures or stalls not provided	44" -	Renovate toilet to be an accessible single-user toilet room.	1	
93	Grade 1 Classroom Girls' Toilet Room	1	4	Overall Access (Children)	Toilet Room		Turning space is not provided Accessible fixtures or stalls not provided	42” -	Renovate toilet to be an accessible single-user toilet room.	1	
Additional Access											
Drinking Fountains											
94	Near Grade 4	2		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	
95	Drinking Fountain	1	24	Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 22"	Install a Hi-Lo drinking fountain with drinking fountains for seated and standing users. At the drinking fountain for seated users, provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
96	Special Education, Kindergarten Grade 1 and Grade 4 Drinking Fountains	1, 2	2, 1, 4, 12	Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 18"	Install a Hi-Lo drinking fountain with drinking fountains for seated and standing users. At the drinking fountain for seated users, provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	4	
Sinks for Children's Use											
97	Special Education, Kindergarten, Grade 1 and Grade 4 Sinks	1, 2	2, 1, 4, 12	Sinks for Children's Use	Classroom		Exposed plumbing underneath Knee/toe clearance <24" at sink 31" high	- 19"	Insulate or otherwise configure pipes to prevent contact at one sink in each classroom. Provide at least one sink with 27" high knee and toe clearance positioned for a forward approach (per 521 CMR 12.2.2.c).	4	
Play and Sport Areas											
Play Areas											
98	Play Area at Back of School	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition		Ensure play area is maintained in operable working condition. Repair the walkway where it is deteriorated.	1	
Court											
99	Gaga Ball Court	Ext.		Court	Gaga Ball		Court is not connected to an accessible route	-	Provide an accessible route to the gaga ball court.	1	
Best Practice											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
100	Interior and Exterior Stairs	1							Recommend providing contrasting-colored strips on stair treads of all stairs.	1	
101	Backside of School by Rear Basketball Hoop	Ext.							Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench at the rear of the school in a manner that is substantially similar to what is shown in Figure 1 in the narrative report.	1	
102	Hayward Street Drop-off Area	Ext.							Recommend allowing parents to drop off children at a safer location that is closer to the main entrance than the current drop-off area. Recommend providing benches for children to wait by the drop-off area, including some benches with backrests and some with armrests.	1	

Institute for Human Centered Design

Memorandum

Date: November 11, 2022

To: Kristina Ziniti
ADA Coordinator
Town of Braintree, Massachusetts

From: Meghan Dufresne, Kelsey Samuel, David West
Institute for Human Centered Design

The Institute for Human Centered Design (IHCD) was asked by the Town of Braintree to prioritize data from the Beta Group Public Rights of Way (PROW) (2019) report and ADA Curb Ramp and Sidewalk Findings by Streetscan (2019). With this memorandum, IHCD is sending the following link to an ArcGIS group (https://ihc-design.maps.arcgis.com/home/group.html?id=5f9ff1bafab94a02b7158e5bd5031625#overview) which contains a map with interactive data points, major and minor streets, and three (3) levels of prioritization for corrective action as relates to the urgency of sidewalk and curb cut renovation. Massachusetts Bay Transportation Authority (MBTA) transit stops and routes and commuter rail lines are included as layers, along with layers highlighting major and minor streets running throughout Braintree. The map also includes the Shapefile sent from the Town locating areas of interest such as parks, municipal buildings, schools, places of worship, elderly housing/nursing homes, grocery stores/pharmacies, libraries, healthcare/clinics and public housing, since these locations are likely to have significant pedestrian traffic.

The varying levels of priority are shown with red lines of different line weights; the thicker the line weight, the more urgent the priority. Priority was determined based in part on proximity to areas of interest (in the Town Shapefile), major and minor streets in Braintree and distance to or from local transportation. The Level 1 Issue Priority layer (thickest red lines) highlights the suggested areas of most urgent repair. The Level 3 Issue Priority layer (thinnest red lines) highlights the suggested areas that could reasonably be repaired over a longer period of time. Please let us know if you have any questions or have difficulty accessing the referenced information.

Sincerely,

Kelsey Samuel, Meghan Dufresne, David West

ADA Glossary and Acronyms

Institute for Human Centered Design

Glossary

A

Accessible

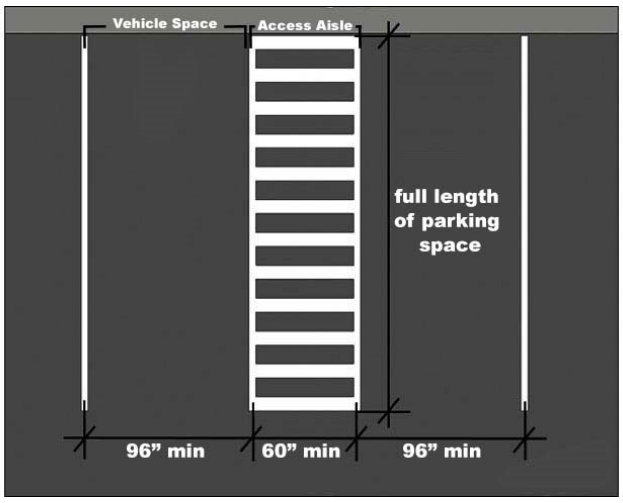
Describes programs and physical spaces that are accessible to and usable by people with disabilities and complying with the accessibility requirements of federal accessibility standards and state accessibility codes.

Access Aisle

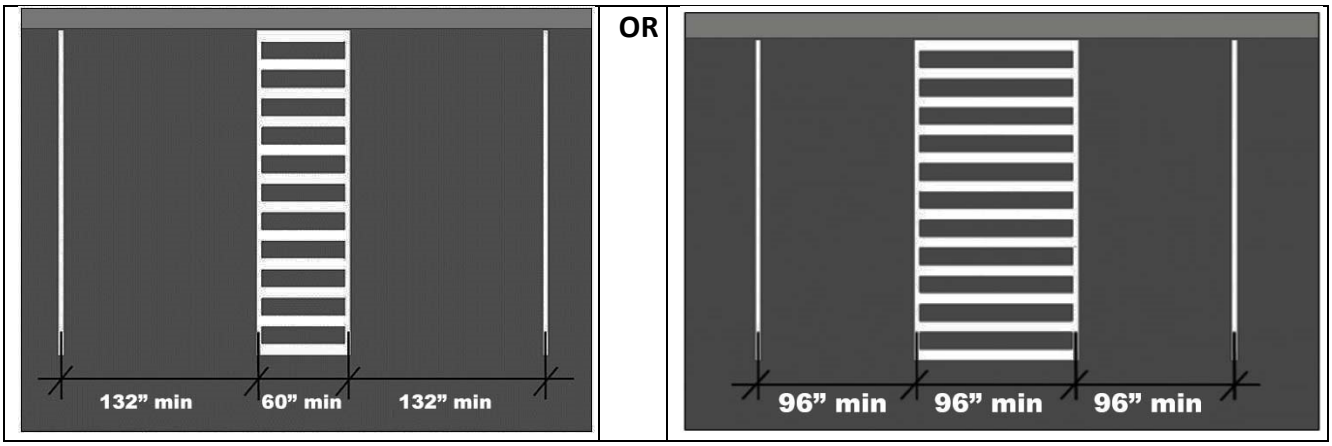
A clearly striped area next to an accessible parking space. A parking access aisle must be on an accessible route and be five feet wide minimum for car accessible parking spaces, and eight feet wide minimum for van accessible parking spaces (when the van parking space is eight feet wide) and five feet wide minimum wide for van accessible parking spaces (when the van parking space is eleven feet wide). Two accessible parking spaces may share an access aisle. Access aisles must be level with surface slopes and not exceeding 1:50 (2%) in all directions. A passenger loading zone requires a 60 inch wide access aisle to be the full length of the vehicle and clearly marked. There can be no changes in level between the access aisle and the pull-up space.

Car Accessible Space

An access aisle at least 60" wide and at least as long as the parking space is required on either side of the parking space and must be marked to discourage parking in it. Two spaces can share one aisle. Access aisles cannot overlap vehicular ways.



Van Accessible Space – Two Designs Options



Accessible Means of Egress
A continuous and unobstructed way of exiting from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit, or a public way.

Accessible Route
A continuous, unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor space at fixtures. Exterior accessible routes may include parking-access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts. The width of an accessible route must be 36 inches min. Accessible routes shall coincide with or be located in the same area as general circulation paths. Where circulation paths are interior, required accessible routes shall also be interior.

(ADA) Americans with Disabilities Act of 1990, as Amended
Federal law, based on the 1964 Civil Rights Act, prohibits discrimination and stipulates equal participation for people with disabilities in employment, state and local government, public accommodations, commercial facilities, transportation, and telecommunications.

ADA Coordinator
Designated employee responsible for coordinating the efforts of the government entity to comply with ADA Title II, and investigating any complaints that the entity has violated Title II. Also called “Accessibility Coordinator” or “504 Coordinator” (for entities receiving federal funds who must comply with Section 504 of the Rehabilitation Act).

ADA Notice
The obligation of a state and local government and recipients of federal funds to publicly communicate to the public their commitment to comply with the American with Disabilities Act (ADA).

Adaptability
The ability of certain building spaces and elements, such as vending machine, counters, restrooms, gates, and grab bars, to be added or altered to accommodate the needs of people with or without functional limitations or to accommodate the needs of persons with different types or degrees of disability.

Administrative Authority
A governmental agency that adopts or enforces regulations for the design, construction, or alteration of buildings, facilities, vehicles.

Alteration
A change to a *building* or *facility* that affects or could affect the usability of the *building* or *facility* or portion thereof. *Alterations* include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of *circulation paths* or *vehicular ways*, changes or rearrangement of the structural parts or *elements*, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not *alterations* unless they affect the usability of the *building* or *facility*.

Ambient Light
The light that is already present in a space, before any additional lighting is added. It usually refers to natural light, either outdoors or coming through windows as well as light reflected from all surfaces in that space. It can also mean artificial lights such as normal room lights.

Area of Rescue Assistance/Areas of Refuge
An area, which has direct access to an exit or an area adjacent to an exit discharge, where people who are unable to use stairs or are unable to travel more than 100 feet to a public way may remain temporarily in safety to await further instructions or assistance during emergency evacuation.

Assistive Listening
A technology in which a transmitter broadcasts the wanted sound and minimizes background noise and reverberation to the user's receiver and improves the volume and clarity of speech and other sound relative to noise.

Assistive Listening Device (ALD)
An audio enhancement system that brings sound directly into the ear of someone with hearing

limitations (people with or without hearing aid(s)/cochlear implant(s)). It helps to overcome the problems of distance and surrounding noise. Refer to ADA 2010 Standards to determine the number of ALDs that must be hearing-aid compatible:
http://www.ada.gov/regs2010/2010ADAStandards/2010ADAstandards.htm#pgfId-1010597

Assistive Listening Systems (ALS)
An amplification system utilizing transmitters, receivers, and coupling devices to bypass the acoustical space between a sound source and a listener by means of audio loop, radio frequency, infrared, or direct-wired equipment.

Assistive Technology
Devices used by people with disabilities - including physical, sensory, or cognitive limitations -- in order to perform functions that might otherwise be difficult or impossible. Assistive technology can include mobility devices such as walkers, scooters, and wheelchairs, as well as hardware, software, and peripherals that assist people in increasing, maintaining, or improving functional capacities.

Audio Loop (Induction Loop)
Device that uses electromagnetic waves for transmission of sound. The sound from an amplifier is fed into a wire loop at customer information kiosks or ticketing windows, which broadcasts to a telecoil that serves as a receiver. Those with a telecoil can hear automatically. Those using hearing aids without a telecoil can use a special induction receiver to pick up the sound.

Automatic Door
A door equipped with a power-operated mechanism and controls, which open and close the door automatically. The switch that begins the automatic cycle may be a photoelectric device, floor mat, or manual switch (see *power-assisted* door).

Auxiliary Aids and Services
Services and equipment that provide persons with sensory or speech disabilities equal opportunity to participate in and enjoy the benefits of programs or activities. The following examples are not exhaustive.

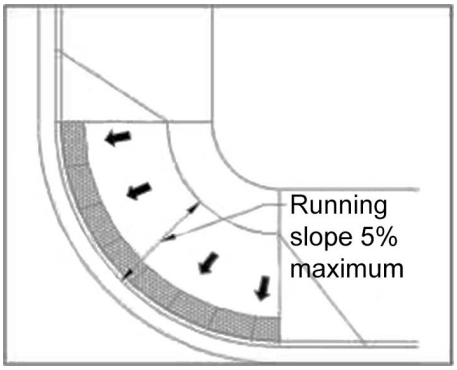
Addition
An expansion, extension, or increase in the gross floor area or height of a building or facility.

Area of Sports Activity
Portion of a room or space where the play or practice of a sport occurs.

Assembly Area
A building or facility, or portion thereof, used for the purpose of entertainment, educational or civic gatherings, or similar purposes. Assembly areas include, but are not limited to, classrooms, lecture halls, public meeting rooms, public hearing rooms, auditoria, or stadiums.

B

Blended Transitions
Raised crossings, depressed corners, or similar connections between the pedestrian access route at the level of the sidewalk and the level of the pedestrian street crossing that have a grade of 5% or less because they are not ramps and they needn't have a perpendicular relationship with the street.



Boarding Pier
Portion of a pier where a boat is temporarily secured for the purpose of embarking or disembarking.

Boat Launch Ramp
A sloped surface designed for launching and retrieving trailered boats and other water craft to and from a body of water. There are no provisions that address access to launch ramps without boarding piers. The Department of Justice advises that if there are no applicable scoping requirements (i.e., how many features must be accessible), then a reasonable number, but at least one, must be accessible. It is recommended that an accessible route serve at least one launch ramp.

Boat Slip
Portion of a pier, main pier, finger pier, or float where a boat is moored for the purpose of berthing, embarking, or disembarking.

Braille
A system of touch reading and writing for blind persons, in which raised dots represent the letters of the alphabet. Braille also contains equivalents for punctuation marks and provides symbols to show letter groupings.

Building
Any structure used or intended for supporting or sheltering any use or occupancy.

C

Cane-Detectable Barrier
A barrier used to warn blind or low-vision people of a hazard. The barrier is equal to or less than 27 inches detectable by cane users before they reach the obstruction or hazard with their bodies.

Captioning (Open)
Open captioning translates the audio portion of a video or film program into visible subtitles in real time. Viewing does not require special equipment; captions are present on the screen at all times.

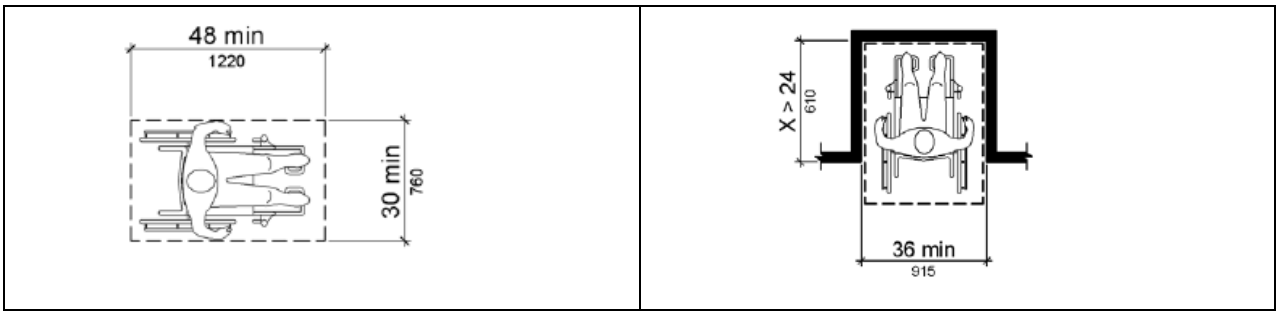
CART – Computer Assisted Real-Time Transcription
A service in which an operator transcribes verbal communication into a computer that displays the typed words on a screen (either a computer screen for one person or a large screen for a group).

Catch Pool
A pool or designated section of a pool used as a terminus for water slide flumes.

Characters
Letters, numbers, punctuation marks and typographic symbols.

Children's Use
Spaces and elements designed for use primarily by people 12 years old and younger.

Clear Floor Space
The minimum unobstructed floor or ground space required to accommodate a single, stationary wheelchair. The dimensions of the clear floor space must be 30 inches min. by 48 inches min. For a forward approach, if the depth of the alcove is greater than 24 inches, the clear floor or ground space within the alcove must be 36 inches wide minimum.



Closed-Circuit Telephone
A telephone such as a house phone, courtesy phone or phone that must be used to gain entry.

Circulation Path

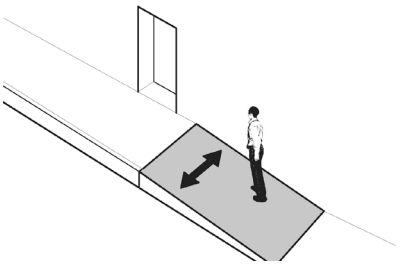
An exterior or interior way of passage provided for pedestrian travel, including but not limited to walks, hallways, courtyards, elevators, platform lifts, ramps, stairways, and landings.

Common Use

Interior or exterior circulation paths, rooms, spaces, or elements that are not for public use and are made available for the shared use of two or more people.

Cross Slope

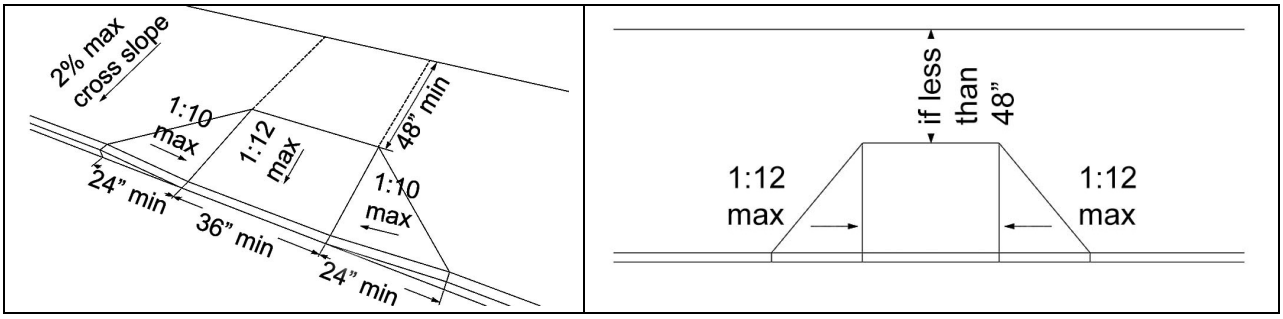
The slope that is perpendicular to the direction of pedestrian travel (running slope). For the cross slope of an accessible route, the maximum cross slope allowed is 1:50.



Curb Ramp

A short ramp cutting through a curb.

Landing 48” min **Landing less than 48”**



D

Detectable Warning

A standardized textured surface with a pattern of truncated domes built in or applied to walking surfaces or other elements that warn of hazards on a circulation path, such as track crossings, platforms, and curb cuts.

Detention Facilities and Correction Facilities

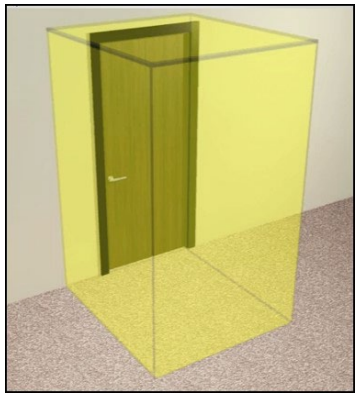
Buildings, facilities, or portions thereof, in which people are detained for penal or correction purposes. Detention facilities include, but are not limited to, jails, detention centers, and holding cells in police stations. Correctional facilities include, but are not limited to, prisons, reformatories, and correctional centers.

Disability/Individual With a Disability

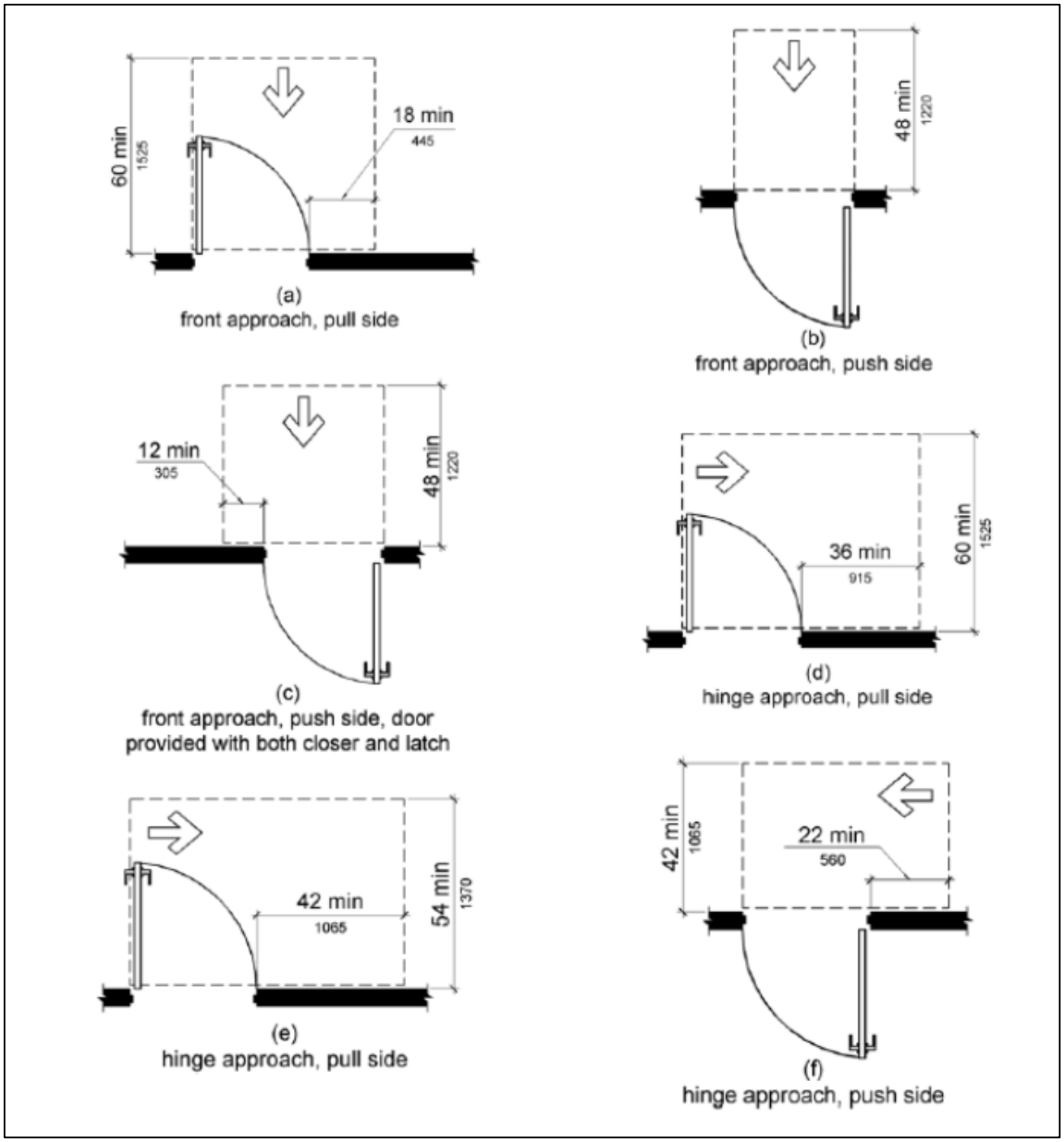
The ADA defines a person with a disability as physical, sensory or mental impairment that substantially limits one or more major life activities, has a record of such a condition, or is regarded as having such a condition. NOTE: Major life activities now include the operation of major bodily functions, such as functions of the neurological, digestive, or respiratory systems. The ADA also makes it unlawful to discriminate against a person based on that person's association with a person with a disability.

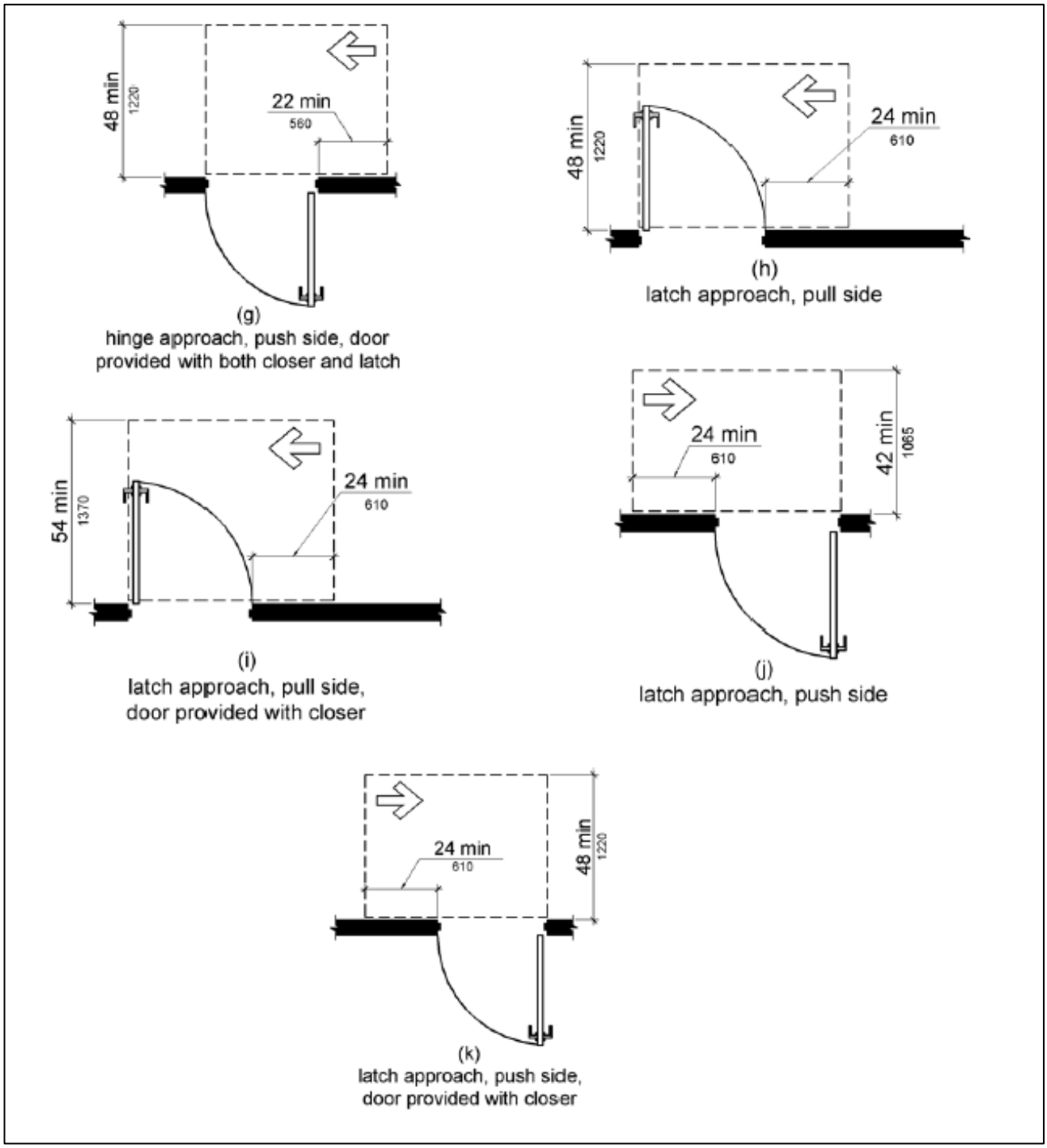
Door Maneuvering Clearance

A space for opening and proceeding through doors, doorways, and gates using wheelchairs and other mobility aids.



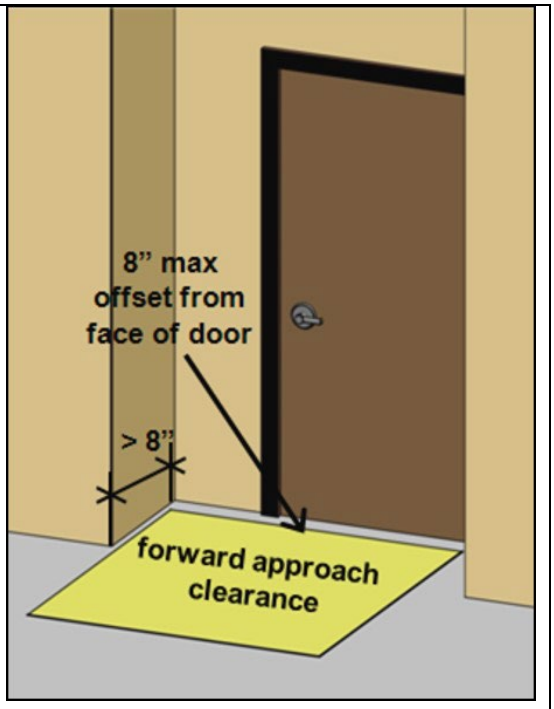
Note: The size of the maneuvering clearance depends on the approach to the doorway.


60 min
1525
18 min
445
(a)
front approach, pull side
48 min
1220
(b)
front approach, push side
12 min
305
48 min
1220
(c)
front approach, push side, door provided with both closer and latch
36 min
915
60 min
1525
(d)
hinge approach, pull side
42 min
1065
54 min
1370
(e)
hinge approach, pull side
42 min
1065
22 min
560
(f)
hinge approach, push side


48 min
1220
22 min
560
(g)
hinge approach, push side, door provided with both closer and latch
48 min
1220
24 min
610
(h)
latch approach, pull side
54 min
1370
24 min
610
(i)
latch approach, pull side, door provided with closer
24 min
610
42 min
1065
(j)
latch approach, push side
24 min
610
48 min
1220
(k)
latch approach, push side, door provided with closer

Doors Recessed

Walls and other obstructions can offset the maneuvering clearance up to 8" from the face of the door.



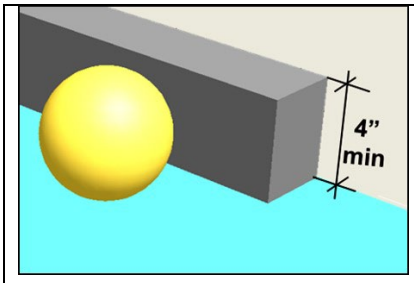
At deeper recesses, the maneuvering clearance must be sized for a forward approach and located 8" maximum from the face of the door.

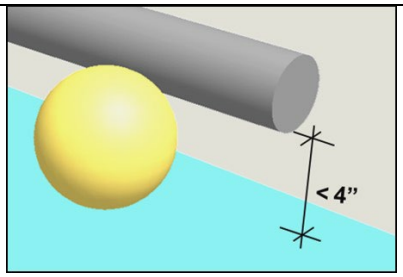
Note: 521 CMR (MAAB) permits only **6"** max. offset, not 8".

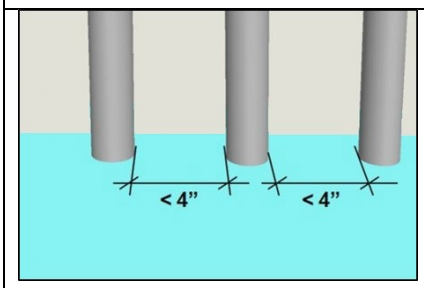
E

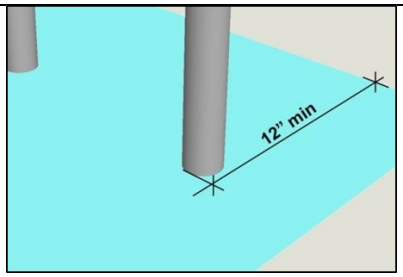
Edge Protection (Ramps)

A protection along ramp runs and landings that keeps wheelchair casters and crutch tips on the surface that can be provided by curbs, barriers, or extended surfaces. Edge protection must be provided on each side of ramp runs and at each side of ramp landings.

<table>
<tr>
<td> 

Curbs if used must be at least 4” high.</td>
<td> 

Rails or other barriers must prevent passage of a 4” diameter sphere.</td>
</tr>
<tr>
<td> 

Vertical pickets used for edge protection must prevent passage of a 4” diameter sphere.</td>
<td> 

Run and landing surfaces that extend at least 12” beyond the inside face of handrails will provide adequate edge protection by preventing wheelchair casters and crutch tips from slipping off the edge.</td>
</tr>
</table>

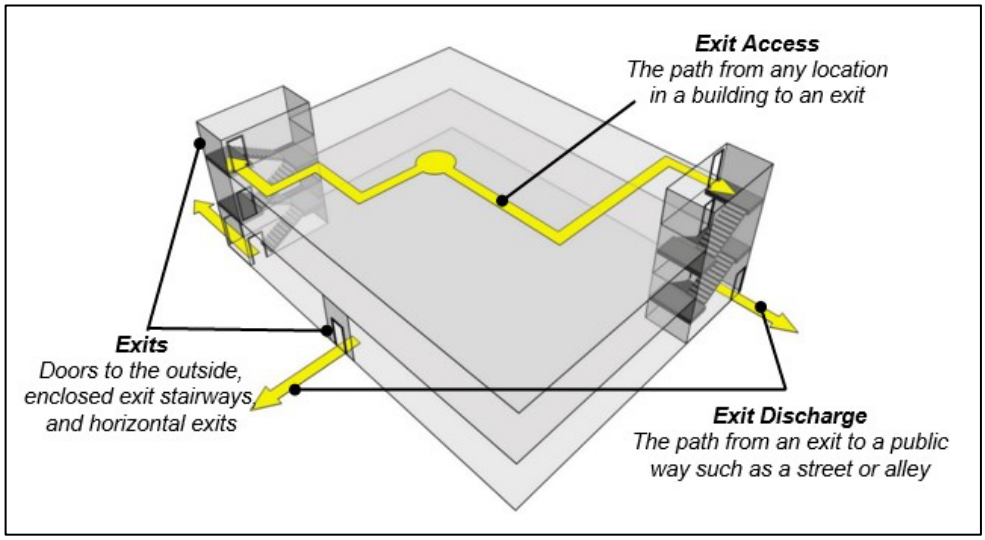
Effective Communication

A practice in which written, spoken, and visual information is clear and understandable to people with disabilities as it is for people who do not have a disability. This applies to private and public entities. Public entities have an additional obligation to give primary consideration to the individual’s choice when determining what is “effective.”

Egress, Means of

A continuous and unobstructed path of travel from any point in a building or structure to a public way and consisting of three separate and distinct parts: (a) the exit access, (b) the exit, and (c) the exit

discharge. A means of egress comprises the vertical and horizontal means of travel and shall include intervening room spaces, doorways, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, horizontal exits, courts and yards.



Element

An architectural or mechanical component of a building, facility, space, or site.

Elevated Play Component

A play component that is approached above or below grade and that is part of a composite play structure consisting of two or more play components attached or functionally linked to create an integrated unit providing more than one play activity.

Employee Work Area

Areas within any kind of employment setting used exclusively by employees.
All or any portion of a space used by employees and used only for work. Corridors, toilet rooms, kitchenettes and break rooms are not employee work areas.

Entrance

Any access point to a building or portion of a building or facility used for the purpose of entering. An entrance includes the approach walk, the vertical access leading to the entrance platform, the entrance platform itself, vestibule if provided, the entry door or gate, and the hardware of the entry door or gate.

Equivalent Facilitation

Use of designs, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility and usability.

Existing Facility
A physical structure in existence on any given date, regardless of whether the building has been in place for a period of time, is newly constructed, or has been altered.

Exit
That portion of the means of egress system between the exit access and the exit discharge or public way. Exit components include exterior exit doors at the level of exit discharge, interior exit stairways and ramps, exit passageways exit stairways and ramps and horizontal exits.

F

Facility
Any or all portion(s) of buildings, structures, sites, complexes, equipment, rolling stock or other conveyances, roads, walks, passageways, parking lots, or other real or personal property, including the site where the building, property, structure, or equipment is located.

Fundamental Alteration
A change that is so significant that it alters the essential nature of the goods, services, facilities, privileges, advantages, or accommodations offered.

G

Gangway
A variable-sloped pedestrian walkway that links a fixed structure or land with a floating structure. Gangways that connect to vessels are not addressed by this document.

Golf Car Passage
A continuous passage on which a motorized golf car can operate.

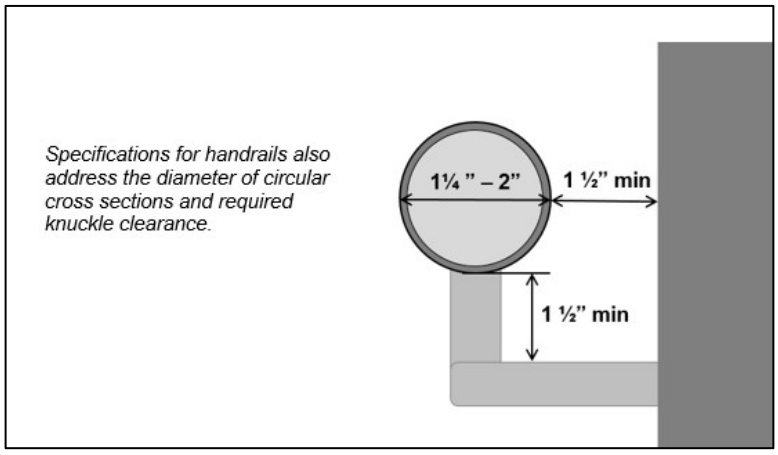
Grievance Procedures
A formal system for making and resolving complaints of disability discrimination (by employees or anyone who uses an organization's programs, services, or activities) in a prompt and fair manner, required by those with responsibilities under Section 504 of the Rehabilitation Act and the Americans with Disabilities Act.

Ground Level Play Component
A play component that is approached and exited at the ground level.

H

Handrails

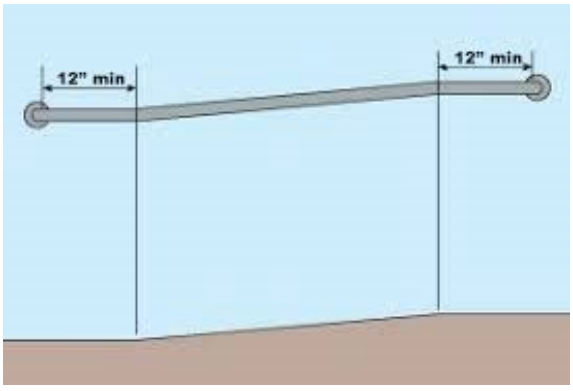
A rail serving as a support or guard along walking surfaces, stairs, ramp, platforms. They are required to be on both sides of stairs or ramps. For stairs, they must be 34 to 38 inches above stair nosings. For ramps, handrails must be provided in pairs with one 34 to 38 inches measured vertically from the surface of the ramp to the handrail. The lower one is between 18 and 20 inches. They should be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps must be continuous between flights or runs.



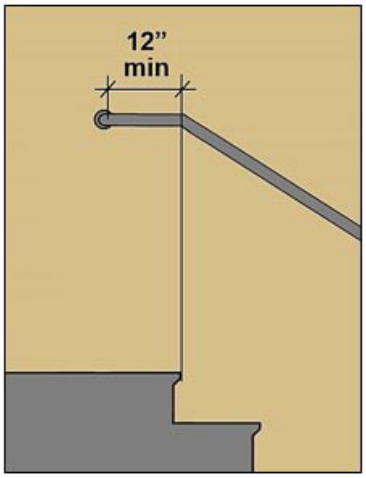
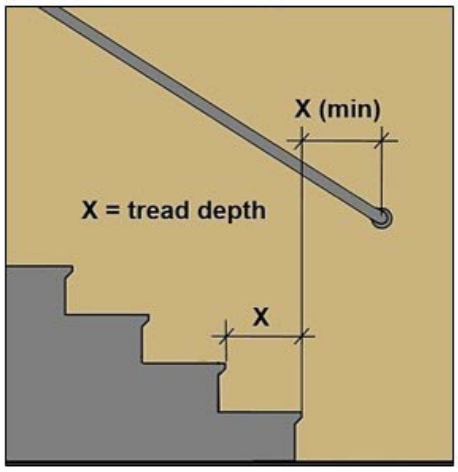
Handrail Extensions – Ramps and Stairs

Handrail gripping surfaces are required to extend beyond and in the same direction of stair flights and ramp runs a distance of 12 inches long minimum.

Handrail Extensions: Ramp



Handrail Extensions: Stairs

Top Handrail Extension	Bottom Handrail Extension
	
Handrails at the top of stairways must extend 12" minimum horizontally above the landing beginning directly above the first riser nosing or be continuous to the handrail of an adjacent stair flight (§505.10.2).	Handrails at the bottom must extend beyond the last riser nosing at the slope of the stair flight for a distance at least equal to one tread depth or be continuous to the handrail of an adjacent stair flight.

I

Impracticable/Impracticability

(a) Compliance with codes and requirements would be technologically infeasible; or

(b) Compliance with codes and requirements would result in excessive and unreasonable costs without any substantial benefit to persons with disabilities.

Integrated Setting

An integrated setting enables people with disabilities to interact with nondisabled persons to the fullest extent possible. *Separate programs are permitted where necessary to ensure equal opportunity.* A separate program must be appropriate to the particular individual.

International Symbol of Accessibility (ISA)

Icon indicating building features that is suitable for people with disabilities. The ADA Standards of 2010 require that a standard icon only be used where it is required. Standards issued under the ADA require that the ISA label certain accessible elements, spaces, including parking spaces, entrances, and toilet rooms.

The symbol and its background must have a non-glare finish. The symbol shall contrast with its background with either a light symbol on a dark background or a dark symbol on a light background.

International Symbol of Accessibility (ISA)

Inclusive Design

A framework for the design of places, things, information, communication, and policy to be usable by the widest range of people operating in the widest range of situations, without special or separate design.

International Symbol of Access for Hearing Loss

Icon indicating the availability of an assistive listening system in the building. The ADA Standards of 2010 require that a standard icon only be used where it is required.

The symbol and its background must have a non-glare finish. The symbol shall contrast with its background with either a light symbol on a dark background or a dark symbol on a light background.

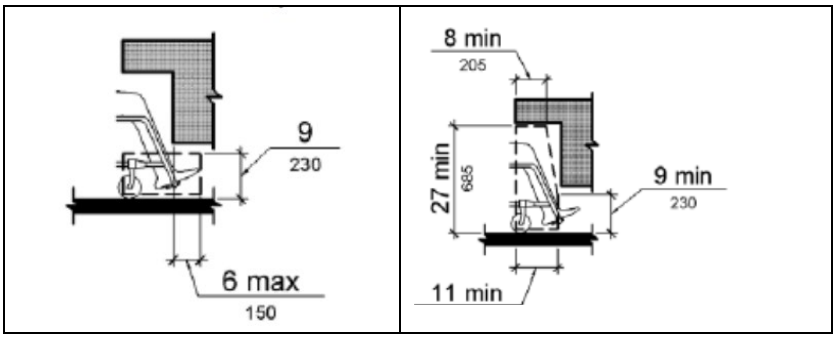
International Symbol of Access for Hearing Loss

K

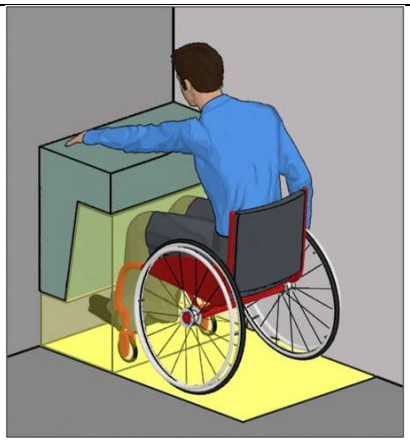
Knee and Toe Clearance

Minimum required height under an element (e.g., work surface, lavatory, dining surface) that allows a person in a wheelchair to sit at the element. The height must be 27 inches min.

Toe Clearance **Knee Clearance**

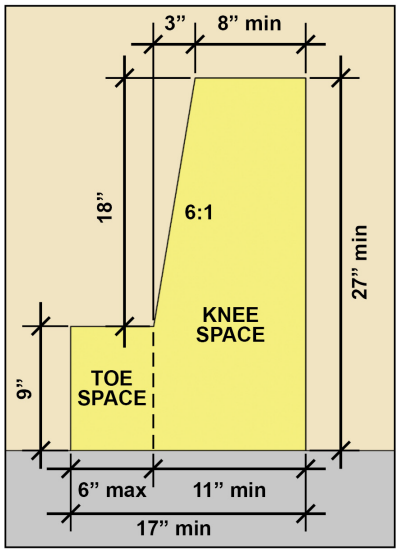


Objects that provide clearance for toes can overlap a portion of the clear floor space.



Objects that provide clearance for knees and toes can overlap a greater portion of the clear floor space (up to a depth of 25”).

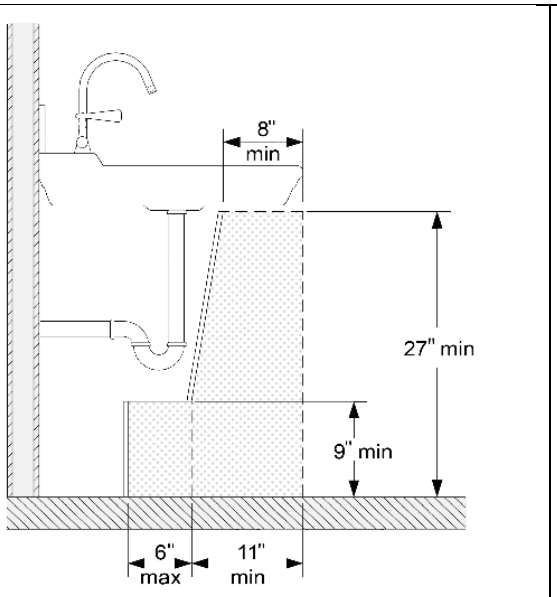
Knee and Toe Clearance Together



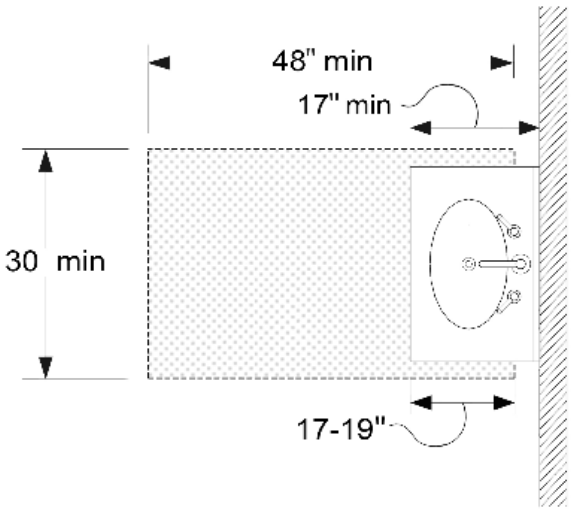
L

Lavatories (Sinks)

Sinks used for handwashing in toilet and bathing facilities.



Knee and Toe Clearance Under Sink



Clear Floor Space at Sink

Large Print

A sans serif font (e.g., Arial, Helvetica) and type size (minimum 18 - 20 points) commonly used by people with visual impairments or who are legally blind.

Level Landing

Level landings are required at the top and bottom of each ramp run. Changes in level greater than 1:50 are not permitted at landings. Landings must be designed to prevent the accumulation of water.

M

Mailboxes

Receptacles for the receipt of documents, packages, or other deliverable matter. Mailboxes include, but are not limited to, post office boxes and receptacles provided by commercial mail-receiving agencies, apartment facilities, or schools.

Maintenance of Accessible Features

The requirement that certain features of facilities and equipment be readily accessible to and usable by persons with disabilities and be kept in operable working condition. Accessible features cannot be reversed. This does not prohibit isolated or temporary interruptions in service or access due to maintenance of accessible features and/or repairs.

Major Life Activity
Activities that an average person can perform with little or no difficulty, including functions such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, working, and bodily functions. The ADA Amendments Act of 2008 clarified that major life activities also include major bodily functions.

Marked Crossing
A crosswalk or other identified path intended for pedestrian use in crossing a vehicular way.

Maximum Extent Feasible
The occasional case where the nature of an existing facility makes it virtually impossible to comply fully with applicable accessibility standards through a planned alteration. When a public entity undertakes an alteration to an existing facility that could affect the usability of the facility, the alteration must be made accessible to the maximum extent feasible.

Mezzanine
An intermediate level or levels between the floor and ceiling of any story with an aggregate floor area of not more than one-third of the area of the room or space in which the level or levels are located. Mezzanines have sufficient elevation that space for human occupancy can be provided on the floor below.

Modification of Policies and Procedures
Changes to existing policies and procedures to accommodate the needs of people with disabilities and ensure equal access to all goods, services, and activities offered to others.

O

Occupant Load
The number of persons for which the means of egress or portion of a building is designed.

Operable Part
A component of an element used to insert or withdraw objects, or to activate, deactivate, or adjust the element.

Other Power-Driven Mobility Devices (OPDMD)
"A mobility device powered by batteries, fuel, or other engines… that is used by individuals with mobility disabilities for the purpose of locomotion, including golf carts, electronic personal assistance mobility devices… such as the Segway® Personal Transporter, or any mobility device designed to operate in areas without defined pedestrian routes, but that is not a wheelchair."

P

Path of Travel
A continuous, unobstructed pedestrian route for reaching, entering, or exiting a destination within a building that connects to the external path of travel including sidewalks, streets, and parking areas.

Pictogram
A pictorial symbol that represents activities, facilities, or concepts.

Play Area
A portion of a site containing play components designed and constructed for children.

Play Component
An element intended to generate specific opportunities for play, socialization, or learning. Play components are manufactured or natural; and are stand-alone or part of a composite play structure.

Play Surface
Ground surfaces along accessible routes, clear floor or ground spaces, and maneuvering spaces, must comply with the American Society for Testing and Materials (ASTM) F 1951-99 Standard Specification for Determination of Accessibility to Surface Systems Under and Around Playground Equipment.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Power-Assisted Door
A door with a mechanism that helps to open the door or that reduces the opening resistance of a door, upon the activation of a switch or a continued force applied to the door itself.

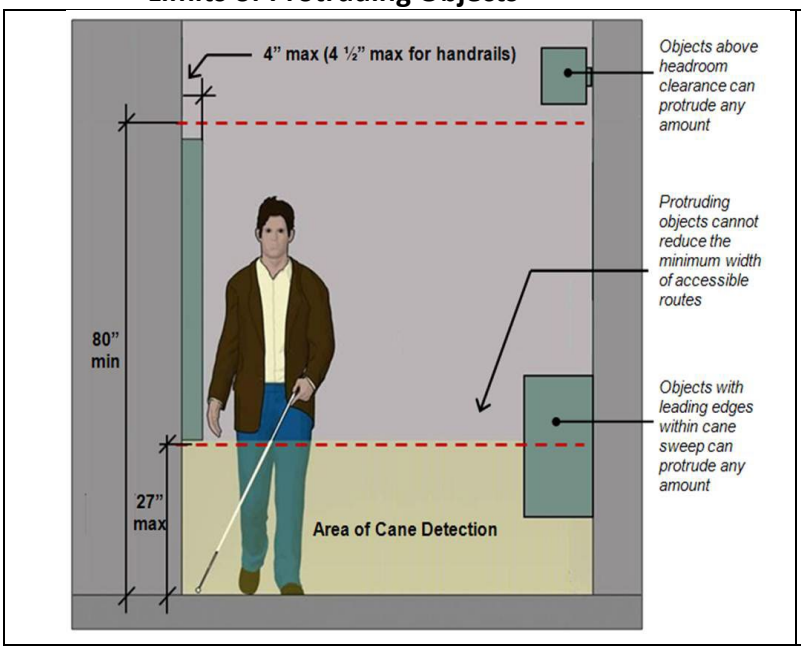
Primary Function Area
A major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to: the customer services lobby, ticketing, platforms or boarding areas.

Program Accessibility
The extent to which programs and activities as well as services and benefits are readily accessible to and usable by persons with disabilities when each type is viewed in its entirety.

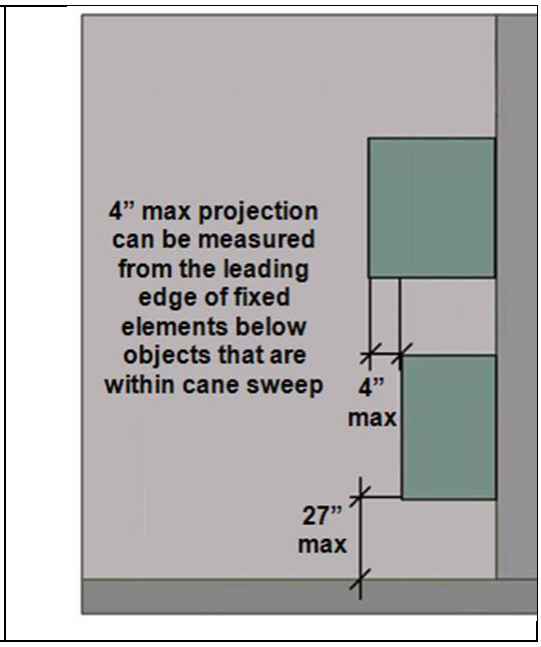
Protruding Objects

Solid materials that extend into circulation paths from the side or from posts or objects that overhang circulation paths and do not provide clear headroom. Objects with a leading edge more than 27” and not more than 80” above the finished floor or the ground should not extend more than 4” horizontally into the circulation path.

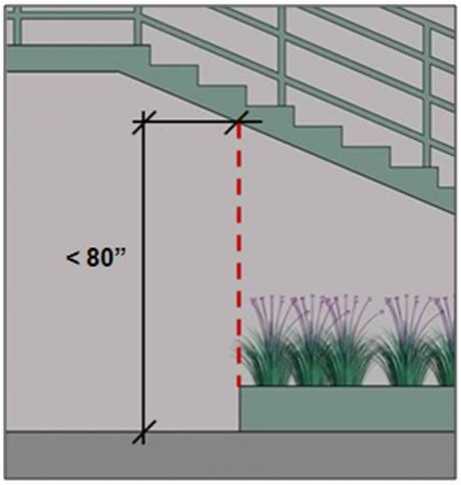
Limits of Protruding Objects

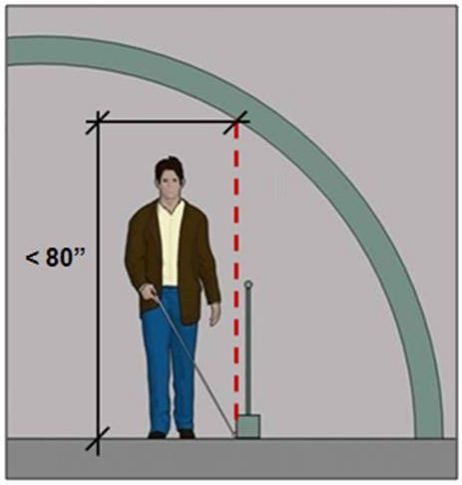


Location Above Detectable Elements



An unprotected area underneath a stairway or a sloped wall is a protruding object.





Public Entrance

An entrance that is not a service entrance or a restricted entrance.

Public Right of Way
Public land or property, usually in interconnected corridors, that is acquired for or dedicated to transportation purposes.

Public Use
Interior or exterior rooms, spaces, or elements that are made available to the public. Public use may be provided at a building or facility that is privately or publicly owned.

Q

Qualified Historic Building or Facility
A building or facility that is listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate state or local law.

Qualified Interpreters

Sign Language Interpreter
A person who is trained in American Sign Language (ASL) or other visually interactive language that uses a combination of hand motions, body gestures, and facial expressions. Specially trained people perform sign language interpretation. There are several different types of sign language including American Sign Language and Signed English.

Oral Interpreter
Interpreters specially trained to articulate speech silently and clearly, sometimes rephrasing words or phrases to give higher visibility on the lips. Natural body language and gestures are also used. Not all people who are deaf or hard of hearing are trained in sign language. Some are trained in speech reading (lip reading) and can understand spoken words more clearly with assistance from an oral interpreter.

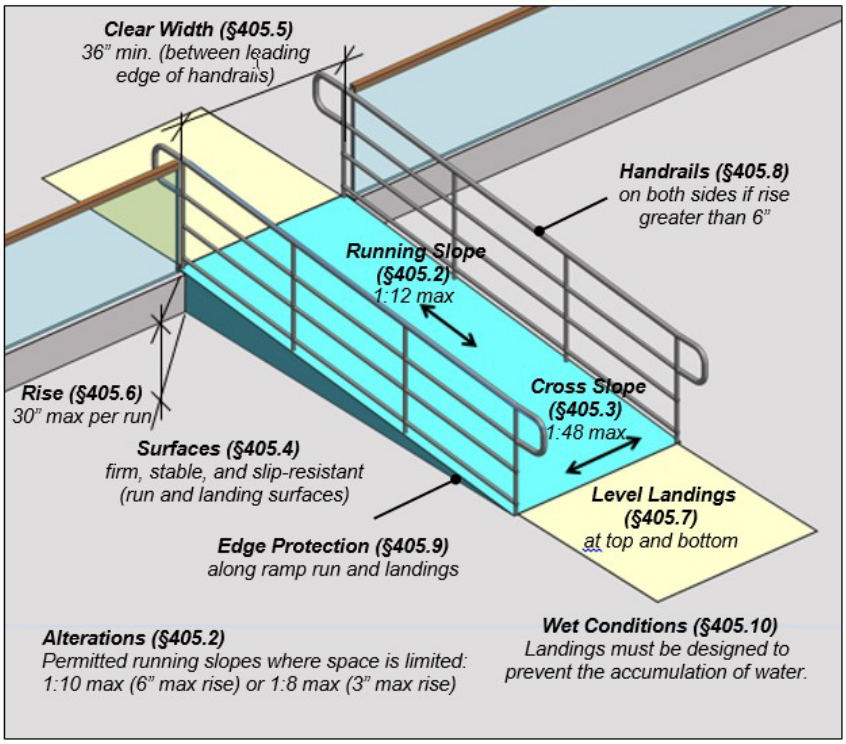
Cued Speech Interpreter
A cued speech interpreter functions in the same manner as an oral interpreter except that he or she also uses a hand code, or cue, to represent each speech sound.

Qualified Reader
A person who is able to read effectively, accurately, and impartially for a person with a disability using any necessary specialized vocabulary.

R

Ramp

A walking surface that has a running slope greater than 1:20 (5%) but no greater than 1:12 (8.33%).

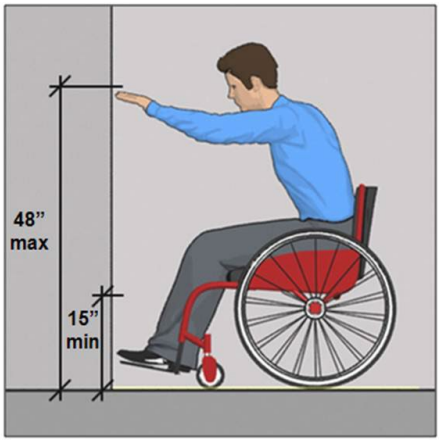


Note: 521 CMR (MAAB) requires **48"** minimum between handrails, not 36" min. and all ramps in 521 CMR (MAAB) require handrails.

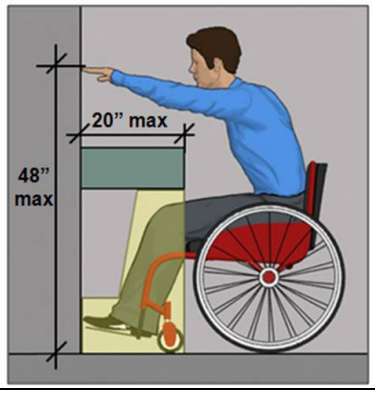
Reach Ranges

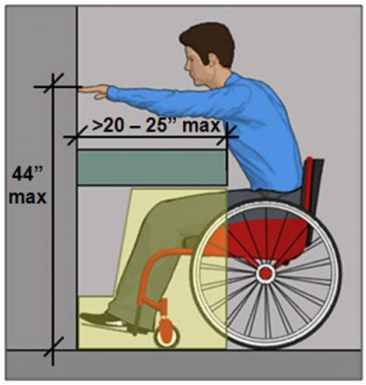
Maximum and minimum height allowed to reach an element.

Forward Reach

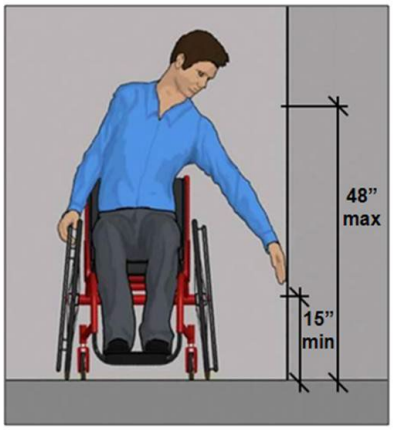


Obstructed Forward High Reach

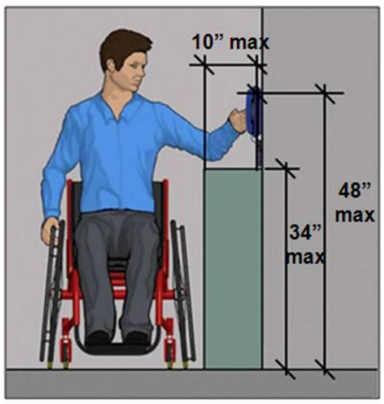


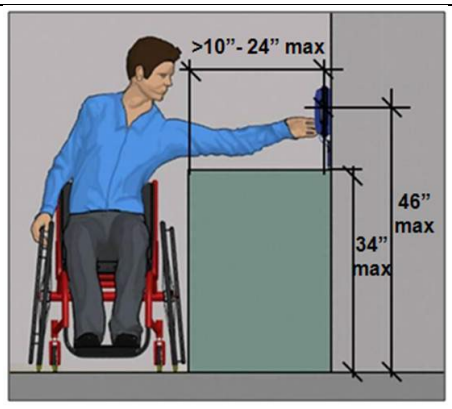


Side Reach



Obstructed Side High Reach



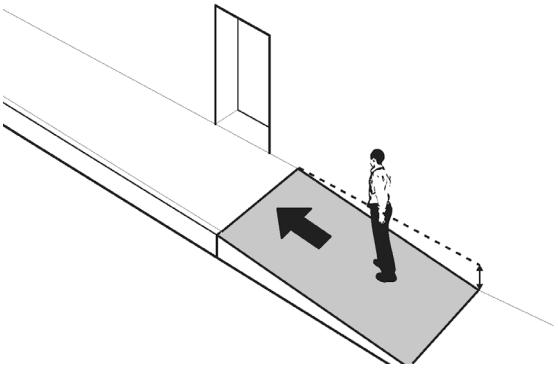


Restricted Entrance

An entrance that is made available for common use on a controlled basis but not public use and that is not a service entrance.

Running Slope

The slope that is parallel to the direction of travel.



S

Safe Harbor

A provision within ADA 2010 Standards that clarifies that an entity that has met previous federal design standards for accessible design does not need to update to the ADA 2010 Standards unless there is an alteration to the facility.

Screen Reader

A computer program that speaks written text and allows a person to listen to the written text on a webpage or in a computer program. Screen readers read only text; they cannot describe pictures or other images, including images that are pictures of text.

Self-Service Storage

Building or facility designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

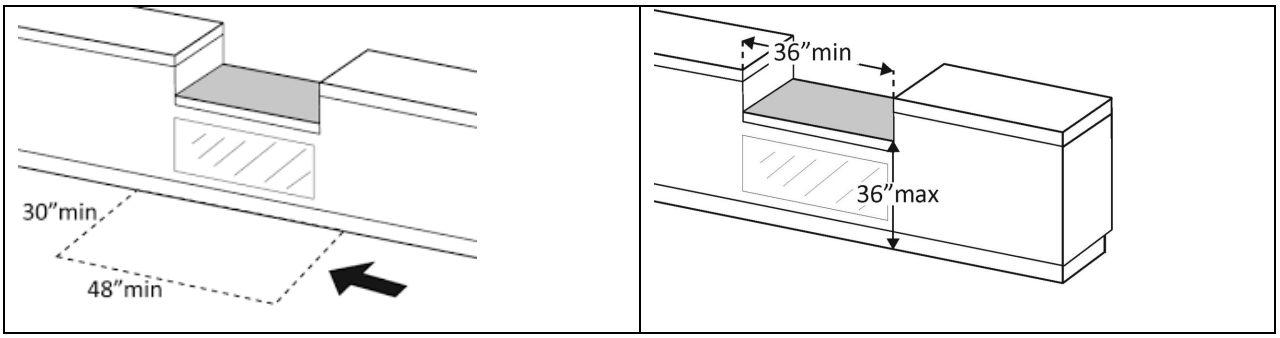
Service Animal

Any dog that is individually trained to do work or perform tasks for the benefit of an individual with physical, sensory, or brain-based functional limitations (disabilities). Other species of animals, whether wild or domestic, trained or untrained, are not service animals under the ADA. Note that miniature horses are *not* considered service animals, but an individual may request a reasonable modification to use a miniature horse in some circumstances.

Service and Sales Counters

The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

Service Counters



Service Entrance

An entrance intended primarily for delivery of goods or services.

Shared Use Path

A multi-use trail or other path, physically separated from motorized vehicular traffic by an open space or barrier, either within a highway right-of-way or within an independent right-of-way, and usable for transportation purposes. Shared use paths may be used by pedestrians, bicyclists, skaters, equestrians, and other nonmotorized users including motorized and manual wheelchairs.

Sidewalk

A paved walk within a street right of way.

Signage

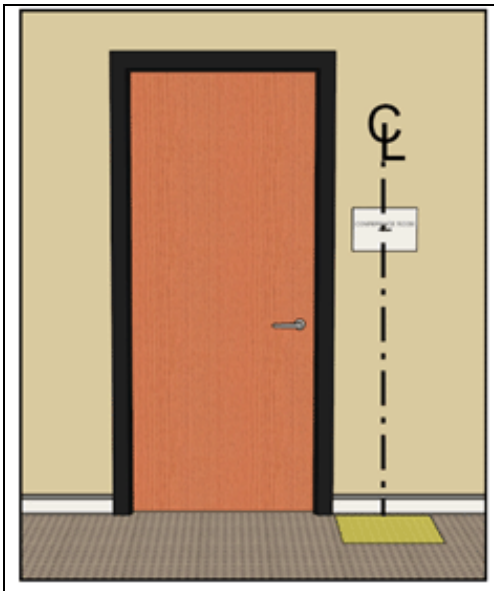
Architectural element composed of displayed audio, symbolic, tactile, and/or pictorial information.

Designation Sign

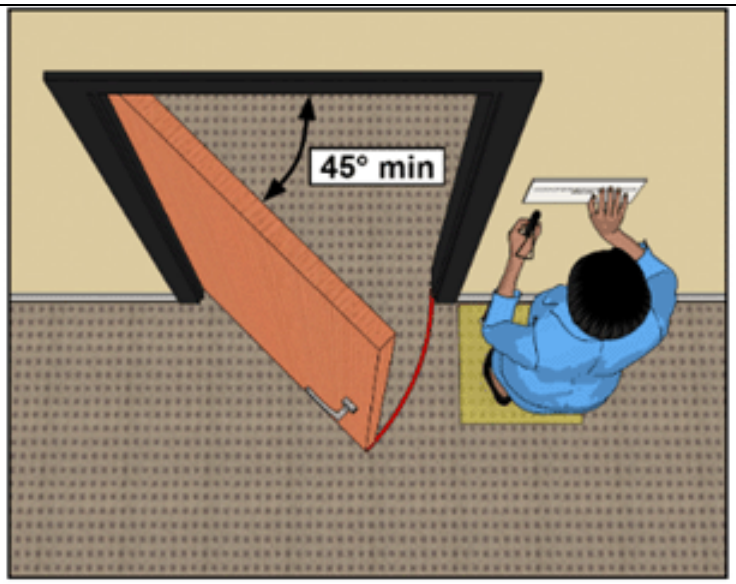
Interior and exterior signs identifying permanent rooms and spaces, e.g. restrooms, room numbers and room names. Designation signs must have contrast, be non-glare, use uppercase characters sans serif characters and have raised characters that are repeated in Grade 2 braille.

Note: Braille is located below raised characters, including when text is multi-lined.

Location of Designation Signs (signs that have raised characters and braille).

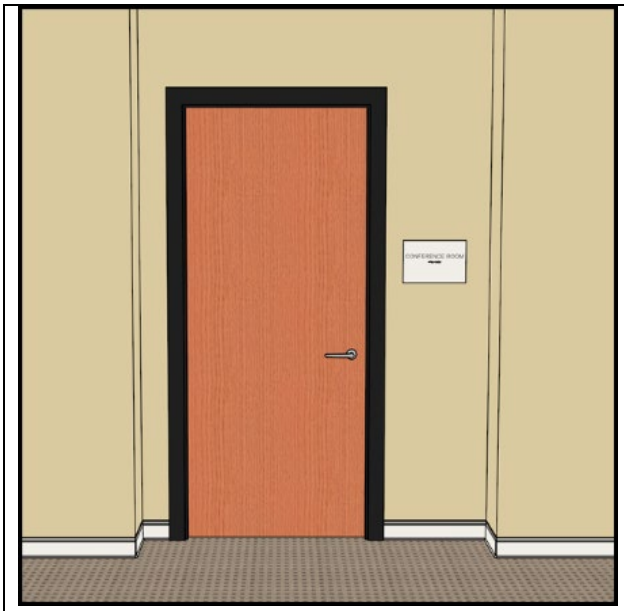


18” x 18” clear floor space centered on tactile characters.



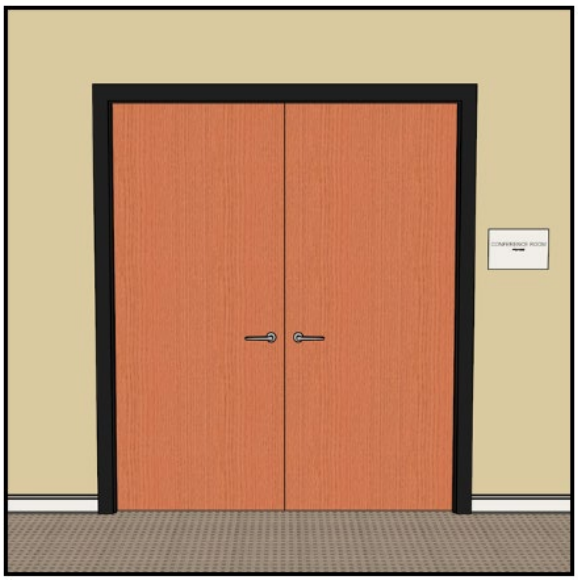
This clear floor space must be beyond the swing of any door from a closed position to a 45 degree open position.

Note: If there is no wall space on the latch side, signs must be located on the nearest adjacent wall.



Recessed door with space for latch side placement.

Recessed door with sign on adjacent wall.



Note: Sign is located at the right side of double-door entry with two active leaves.

Directional and informational Signage

Signs that provide direction to or information about interior spaces and facilities of the site must have contrast, be non-glare and have characters that are conventional forms (no italic, oblique or script). Raised characters and braille are not required.

Directional	**Informational**

Egress Signage (illuminated)

Illuminated egress signage located at accessible exits are required to have the International Symbol of Accessibility (ISA). Per 521 CMR (MAAB) here is an example of an illuminated exit sign with the International Symbol of Accessibility to be used at accessible exits.

Illuminated exit sign with the International Symbol of Accessibility (ISA)

Site
A parcel of land bounded by a property line, or a designated portion of a public right-of-way.

Soft Contained Play Structure
A play structure made up of one or more play components where the user enters a fully enclosed play environment that utilizes pliable materials, such as plastic, netting, or fabric

Space
A definable area, such as a room, toilet room, hall, assembly area, entrance, storage room, alcove, courtyard, or lobby.

Story
That portion of a building or facility designed for human occupancy included between the upper surface of a floor and upper surface of the floor or roof next above. A story containing one or more mezzanines has more than one floor level.

Structural Change
Structural change includes major *reconstruction* of walls or partitions or relocation of load bearing walls or partitions. Minor alterations including the opening of sections of walls and/or the relocation of equipment or fixtures may not be considered a *structural change*.

T

Tactile
An object or sign that can be perceived using the sense of touch.

Technical Infeasibility
With respect to an alteration of a building or a facility, something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements.

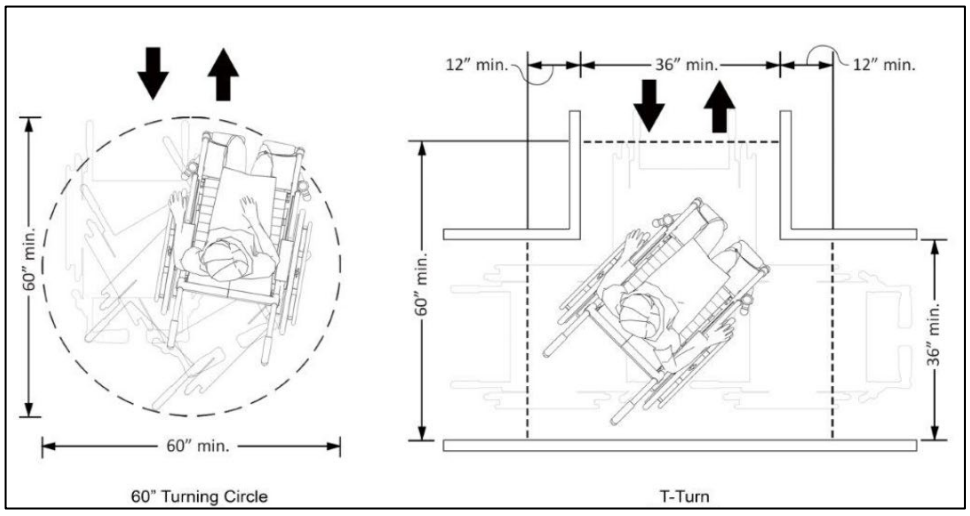
Teeing Ground
In golf, the starting place for the hole to be played.

TTY
An abbreviation for teletypewriter. Machinery that employs interactive text-based communication through the transmission of coded signals across the telephone network. TTYs may include, for example, devices known as TDDs (telecommunication display devices or telecommunication devices for deaf persons) or computers with special modems. TTYs are also called text telephones.

Transfer System
Platforms, steps and supports that allow a person who uses a wheelchair or a mobility device to access an elevated play component.

Transfer Device
Equipment designed to facilitate the transfer of a person from a wheelchair or other mobility aid to and from an amusement ride seat.

Turning Space
A circular space that allows a person in a wheelchair to make a 180-degree or 360-degree turn, the Standards require a 60-inch minimum diameter turning space. A T-shaped turning space that allows a three-point turn is also permitted with a 60-inch minimum square with arms and base 36 inches wide.



U

Unassisted Access
Unassisted access enables a *person with a disability* to obtain information about and to maneuver a path of travel independently and without the assistance of another person, except at those points and under those conditions under which individuals without disabilities would be in need of assistance from another person.

Undue Burden
This term applies to a potential limitation to the obligation of program accessibility and means *significant difficulty or expense*.

User/Expert – Universal Design (See Inclusive Design)
Anyone with lived experience of functional limitation who has developed natural experience in dealing with the challenges of our physical, information, communication, policy, and attitudinal/social environments.

Use Zone
The ground level area beneath and immediately adjacent to a play structure or play equipment that is designated for unrestricted circulation around the play equipment and where it is predicted that a user would land when falling from or exiting the play equipment.

V

Variance
Formal request for a modification of or substitution for compliance with a code, standard, regulation, or policy.

Vehicular Way
A route intended for vehicular traffic, such as a streets and driveways. Accessible routes must not overlap the vehicular way.

Vertical Clearance
Vertical clearance must be 80 inches high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches high. The leading edge of such guardrail or barrier shall be located 27 inches maximum above the finish floor or ground. Door closers and door stops may be permitted to be 78 inches minimum above the finish floor or ground.

Video Remote Interpreting (VRI)
An interpreting service that uses video conference technology over dedicated lines or wireless technology offering high-speed, wide-bandwidth video connection that delivers high-quality video images. This is an efficient option for short conversations with people who use American Sign Language when the content and length of the exchange doesn't warrant hiring an interpreter or when an interpreter cannot be procured.

W

Walk (Walkway)
An interior or exterior path of travel with a paved surface intended for pedestrian use, including but not limited to general pedestrian areas such as sidewalks, plazas, courts and crosswalks.

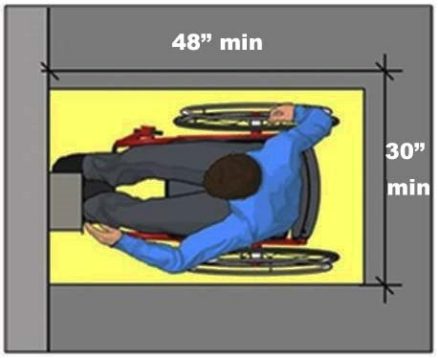
Wayfinding
What people consider, understand, and do in order to find their way from one place to another. It is the result of a complex process involving vision, hearing, cognition, sensory perception, experience, expectations, decision-making, and other factors.
Wayfinding means:

- Knowing where you are
- Knowing your destination
- Knowing and following an effective route
- Recognizing your destination
- Finding your way to your next destination or back to your starting point

Wayfinding System
People are able to find their way through complex facilities as a result of environmental design features, operational policies and practices, and their own behavior. These three components – design, operations, and behavior – comprise a wayfinding system.

Wheelchair
A manually operated or power-driven mobility aid designed primarily for use by a person with a mobility limitation for the main purpose of indoor, or both indoor and outdoor use.

Wheelchair Space
Space for a wheelchair and its occupant.



Wheelchair space diagram

Work Area Equipment
Any machine, instrument, engine, motor, pump, conveyor, or other apparatus used to perform work. As used in this document, this term shall apply only to equipment that is permanently installed or built-in in employee work areas. Work area equipment does not include passenger elevators and other accessible means of vertical transportation.

Work Surface
Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters.

Acronyms

MAAB – Massachusetts Architectural Access Board
A regulatory agency within the Massachusetts Office of Public Safety. The nine-person board was established under state law, M.G.L. Chapter 22, Section 13A. Its legislative mandate states that it shall develop and enforce regulations designed to make public buildings accessible to, functional for, and safe for use by persons with disabilities. It enforces regulations governing building accessibility, reviews complaints and requests for waivers, and provides training and technical assistance on accessibility issues.

ADA – Americans with Disabilities Act of 1990, as Amended
This federal law, based on the 1964 Civil Rights Act, prohibits discrimination and stipulates equal participation for people with disabilities in employment, state and local government, public accommodations, commercial facilities, transportation, and telecommunications

ALD – Assistive Listening Device
An audio enhancement system that brings sound directly into the ear of someone with hearing limitations (people with or without hearing aid(s)/cochlear implant(s)). It helps to overcome the problems of distance and surrounding noise.

ALS – Assistive Listening Systems
An amplification system utilizing transmitters, receivers, and coupling devices to bypass the acoustical space between a sound source and a listener by means of audio loop, radio frequency, infrared, or direct-wired equipment.

ASL – American Sign Language
A visually interactive language that uses a combination of hand motions, body gestures, and facial expressions. Specially trained people perform sign language interpretation. There are several different types of sign language, including American Sign Language and Signed English.

ASTMF
American Society for Testing and Materials.

ASTM F 1292-99 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (see 1008.2.6.2).

ASTM F 1292-04 Standard Specification for Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment (see 1008.2.6.2).

ASTM F 1487-01 Standard Consumer Safety Performance Specification for Playground Equipment for Public Use (see 106.5).

ASTM F 1951-99 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment (see 1008.2.6.1).

PAR – Pedestrian Access Route
A pedestrian access route is a continuous and unobstructed path of travel provided for pedestrians with disabilities within or coinciding with a pedestrian circulation path in the public right-of-way.

PROW – Public Rights of Way and Shared Use Paths (from US Access Board)
New design guidelines developed by the US Access Board will cover access to public rights-of-way, including sidewalks, intersections, street crossings, and on-street parking. The Board is also addressing access to shared-use paths providing off-road means of transportation and recreation.