

## Osterville Community Center



## Town of Barnstable ADA Transition Plan



Institute for Human Centered Design

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### Background

Osterville Community Center is located at 1<sup>st</sup> Avenue in Osterville. The Community Center features a meeting room with a kitchenette, an office, a gymnasium, and men's and women's toilet rooms. The meeting room is currently used for dog training programs. Exterior amenities include two (2) tennis courts, a baseball field, a playground and a parking lot. There are 18 parking spaces including two (2) accessible spaces.

**Note:** IHCD team was told that the Town wants to demolish the building and rebuild a new Community Center within the next year or two. Plans for the new facility have been drafted, and the project is in the process of receiving funding for construction.

The Community Center is a single-story building with a main entrance/exit located on the west side of the building. There are two (2) inaccessible exits from the gymnasium (northwest and northeast sides).

### Key Accessibility Issues

#### Playground and Areas of Sport Activity

Accessibility issues at the playground include lack of an accessible route to and around the playground and lack of an impact-attenuating accessible surface to, under and around the play elements within the playground. Also, of concern is the lack of an accessible route that connects all the exterior amenities. If the baseball field is used again an accessible route to the boundary of sport activity must be provided.

**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 lack of maneuvering clearance at the entry to the women's toilet room, lack of turning space at the inside of the toilet rooms, and the accessible compartments lack

the minimum required width. Other accessibility issues include paper towel dispensers that protrude into the circulation paths, and lavatories that lack knee clearance, compliant faucets and insulated pipes.

### Additional Accessibility Issues

- Excessive level change at the accessible route leading to the main entrance.
- Benches not located on an accessible route.
- Lack of a compliant threshold at the main entrance/exit.
- Lack of an accessible work surface (meeting room).
- Shelves that protrude into the circulation path (meeting room).
- Lack of tactile egress signs (raised characters and braille) and lack of directional signage at the inaccessible exits directing people to the nearest accessible exits.

### Order of Magnitude Cost Estimates

- Costs for this facility are not provided since IHCD team was told that the building will soon be replaced.
- Costs to provide an impact-attenuating accessible surface to, under and around the play elements in the playground (poured-in-place rubber) are not provided. The material cost for a poured - in-place rubber surface is estimated to be \$14 a square foot.
- Cost to provide an accessible route that connects all the exterior amenities is not provided.






**Total: \$0**

### Best Practice and Inclusive Design




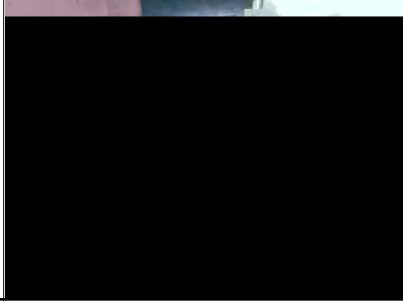

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing some benches with backs and some with arms near the playground and near the tennis court.
- Recommend relocating the information located at the main entrance to avoid glare.
- Recommended providing a gate surface (kick plate) within 10" of the ground on the push side of the gate (tennis court).






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Route to Main Entrance	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	7.9%	Reduce running slope to be no steeper than 1:20 (5%).	1	-	\$0
2	Route to Main Entrance	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Repair surface to ensure the accessible route is maintained in operable working condition.	1	-	\$0
3	Emergency Exit - Northeast Side	Ext.		Exterior Access Route			Accessible route not provided	-	Ensure an accessible route is provided.	1	-	\$0
4	Emergency Exit - Northwest Side	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided.	1	-	\$0
5	To Baseball Field South From Playground	Ext.		Exterior Access Route			Accessible route not provided	-	Ensure an accessible route is provided to the boundary of sport activity.	1	-	\$0

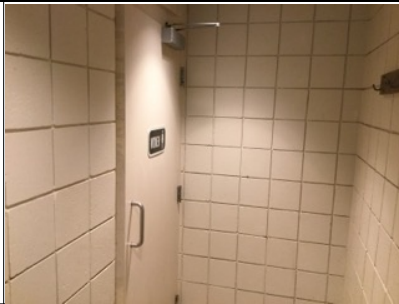
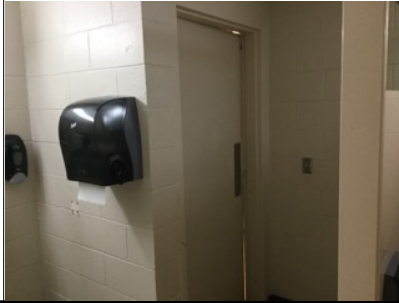

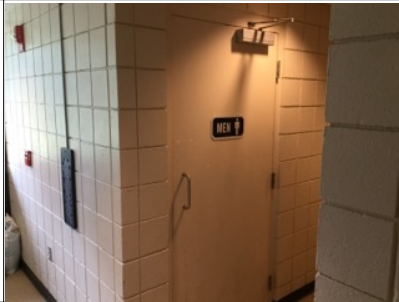

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Baseball Field Entry	Ext.		Exterior Access Route			Accessible route not provided	-	Ensure baseball field is connected to an accessible route.	1	-	\$0
<b>Entrance</b>												
7	Main Entrance	Ext.		Entrance	Main Entrance		Threshold not beveled Threshold > 1/2" high	- 1.75"	Bevel the threshold. Alter threshold to be 1/2" high max.	1	-	\$0
<b>Emergency Exit</b>												
8	Emergency Exit - Northeast Side	Ext.		Emergency Exit	N/A		Threshold > 1/2" high Threshold not beveled	2" -	Alter the threshold to be 1/2" high max. Bevel the threshold.	1	-	\$0
9	Emergency Exit - Northwest Side	Ext.		Emergency Exit	N/A		Threshold > 1/2" high Threshold not beveled	2.5" -	Alter the threshold to be 1/2" high max. Bevel the threshold.	1	-	\$0
10	Emergency Exit - Northeast Side	1		Emergency Exit	N/A		Door requires > 15 lbs. of force to open	17 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	-	\$0
<b>Access to Goods and Services</b>												

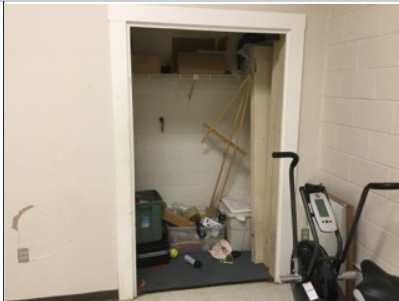



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Means of Egress</b>												
11	Exit/Entry	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with 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. If the exit sign is replaced with an illuminated exit sign, provide an illuminated International Symbol of Accessibility (ISA).	1	-	\$0
12	Emergency Exit - Northeast Side	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	-	\$0
13	Emergency Exit - Northwest Side	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	-	\$0
<b>Interior Access Route</b>												
14	Meeting Room	1		Interior Access Route			Obstructed by protruding objects	10.25"	Relocate shelves so they do not protrude into the circulation path.	1	-	\$0
<b>Doors, Doorways, &amp; Gates</b>												
15	Vestibule	1		Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided	10.5"	Provide an automatic door opener.	1	-	\$0


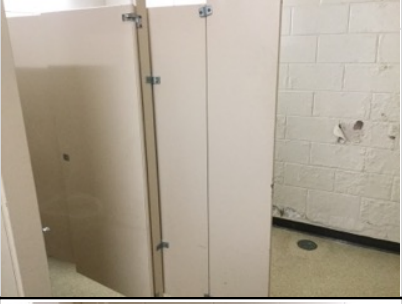



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided		Provide an automatic door opener.	1	-	\$0
17	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	5"	Provide an automatic door opener.	1	-	\$0
18	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	18 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	-	\$0
<b>Signage</b>												
19	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 sign at permanent rooms alongside the door on the latch side.	1	-	\$0
20	Women's Toilet Room	1		Signage			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 sign at permanent rooms alongside the door on the latch side.	1	-	\$0

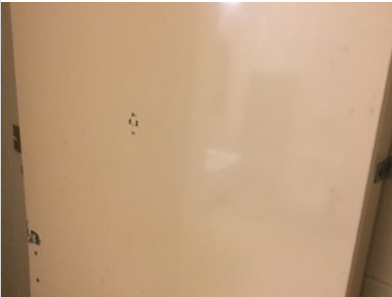




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<b>Operable Parts</b>												
21	Meeting Room	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	68.1"	Relocate clothes rod 48" above the finished floor.	1	-	\$0
22	Hallway to Toilet Rooms	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	71"	Provide at least one hook mounted 48" above the finished floor.	1	-	\$0
<b>Dining or Work Surfaces</b>												
23	Meeting Room	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least 1 dining or work surface with 27" min. knee and toe clearance.	1	-	\$0
<b>Exterior Benches</b>												
24	Playground	Ext.		Exterior Benches			No accessible route to one bench in area	-	Locate bench on an accessible route.	1	-	\$0
<b>Toilet &amp; Bathing Rooms</b>												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Overall Access</b>												
25	Men's Toilet Room	1		Overall Access	Toilet Room		Turning space not provided	-	Renovate toilet room to provide turning space.	1	-	\$0
26	Women's Toilet Room	1		Overall Access	Toilet Room		Turning space not provided	-	Renovate toilet room to provide turning space.	1	-	\$0
27	Women's Toilet Room & Men's Toilet Room	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	-	\$0
<b>Lavatory</b>												
28	Men's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Faucet is not operable with a closed fist Plumbing underneath is exposed	24.3" - -	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. 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.	1	-	\$0
29	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Faucet is not operable with a closed fist Plumbing underneath is exposed	24.6" - -	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. 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.	1	-	\$0

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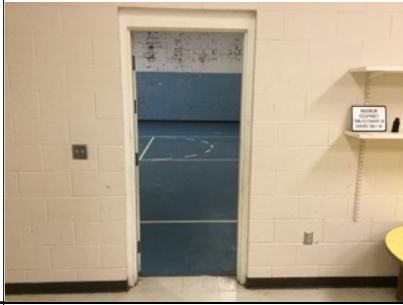
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<b>Toilet Compartment</b>												
30	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has non-compliant hardware Door has malfunctioning self-closing hinge	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair hinge.	1	-	\$0
31	Women's Toilet Room	1		Toilet Compartment			Door has non-compliant hardware Door has malfunctioning self-closing hinge	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair hinge.	1	-	\$0
32	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Flush control not on open side Non-compliant toilet paper dispenser Clearance at toilet < 60" clear width Centerline < or > 18" (MAAB)	30.4" - - 57.8" 15.8"	Locate grab bars between 33"- 36" above the finished floor. 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. Provide a wheelchair accessible compartment that is 60" wide min. Relocate toilet so the centerline is 18" from the side wall.	1	-	\$0
33	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Non-compliant toilet paper dispenser Clearance at toilet < 60" clear width Centerline < or > 18" (MAAB)	30.9" - 55.9" 15.6"	Locate grab bars between 33"- 36" above the finished floor. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet. Provide a wheelchair accessible compartment that is 60" wide min. Relocate toilet so the centerline is 18" from the side wall.	1	-	\$0
<b>Dispensers</b>												
34	Men's Toilet Room	1		Dispensers	Paper Towel Dispenser		Not operable with a closed fist Dispenser acts as a protruding object	- -	Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Relocate dispenser out of the circulation path.	1	-	\$0





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35	Women's Toilet Room	1		Dispensers	Paper Towel Dispenser		Not operable with a closed fist Dispenser acts as a protruding object	- 10"	Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Relocate dispenser out of the circulation path.	1	-	\$0
<b>Additional Access</b>												
<b>Drinking Fountains</b>												
36	Hallway to Women's Toilet Room	1		Drinking Fountains	High		Inadequate water flow No drinking fountain provided for seated users	- -	Provide a Hi-Lo drinking fountain.	1	-	\$0
<b>Play and Sport Areas</b>												
<b>Play Areas</b>												
37	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Surface not stable, firm, and slip-resistant	- - -	Install an accessible route to and around the playground. Repair surface and ensure that surface is firm, stable and slip-resistant (to areas around play components).	1	-	\$0
38	Playground	Ext.		Play Areas	N/A		Surface not stable, firm, and slip-resistant Play areas not maintained in operable working condition	- -	Repair surface and ensure that surface is firm, stable and slip-resistant (to areas around play components). Ensure play area is maintained in operable working condition.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Field</b>												
39	Baseball Field	Ext.		Field	Baseball		No accessible route to all areas of sport activity	-	Ensure an accessible route is provided to all areas of sport activity.	1	-	\$0
<b>Best Practice</b>												
<b>Gate</b>												
40	Entry to Tennis Courts	Ext.		Gate	N/A				Recommended providing a gate surface within 10" of the ground on the push side of both gates of the tennis court.	1	-	\$0
<b>Signage</b>												
41	Meeting Room to Gymnasium	1		Signage	N/A				Recommend providing a designation sign at this location.	1	-	\$0
42	Hallway to Gymnasium	1		Signage	N/A				Recommend providing directional sign to the gymnasium at this location.	1	-	\$0

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<b>Entrance</b>												
43	Main Entrance	Ext.		Entrance	N/A				Recommend relocating information to avoid glare.	1	-	\$0
<b>Kitchenette</b>												
44	Meeting Room	1		Kitchenette	N/A				If program participants or volunteers use the kitchen, provide an accessible sink and an accessible stove (with knee and toe clearance). Ensure stove has controls that do not required reaching across burners.	1	-	\$0