Preface and Index to
ADA Self-Evaluation and Transition Plan



Town Hall. The present building was erected in 1896 at a cost of $16,000 with the financial assistance of "the summer people" It served as a center for all civic and social functions from 1896 until 1939. (28mm – f1.8, 12mp, 4032 x 3024, 12/9/2022 photo by Don Ciota)

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Project Description

The Town of Ridgefield is committed to providing equal access to its public programs, services, facilities, and activities for all citizens including those with disabilities. To achieve this end, the Town has developed an ADA (Americans with Disabilities Act) Self-Evaluation and Transition Plan for the public right-of-way, buildings, parks, and Town services, programs, and activities in compliance with federal and state law.

To satisfy the requirements set forth by Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990 (CFR 28 Part 35), this ADA Transition Plan intends to:

- **Identify physical and communicative barriers** in Town of Ridgefield's public facilities that limit the accessibility of its programs, services or activities to individuals with disabilities;
- **Describe the methods** to be used to make the facilities, programs, services or activities accessible;
- **Provide a schedule** for making necessary modifications to provide better access and achieve compliance; and

- **Identify the public officials responsible** for implementation of the plan.

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The Town of Ridgefield's ADA Notice provides more information on the precedent for ADA compliance and the Town's legal responsibilities.

Documents

The Town's Final Adopted **ADA Transition Plan** is now available. Please send any questions to Tony Phillips, ADA Coordinator, Director of Social Services, by email at socialservices@ridgefieldct.org.

Executive Summaries
Town Locations & Facilities
Town Outdoor Spaces & Facilities
Public Schools, Facilities, Outdoor Amenities
Priorities for ADA Transition Plan

On the following two pages is an **INDEX** for locating specific parts of the Transition Plan. Upon downloading the T.P. on your computer, you will see a page number at the top of the screen. The Index is in alphabetical order by section and lists the page number for each study allowing access by scrolling to that listing. If accessing multiple studies, you can print the 2 index pages for your convenience.

Note to Stakeholders and Public. The estimated costs appearing on the lists was submitted by IHCD, the contractor that completed the T.P., and was based upon a commercial cost-estimating program. It should not be assumed these estimates reflect actual local costs, which can only be determined by the town's purchasing procedures.

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Recent/Annual Accomplishments

The Town of Ridgefield adopted the ADA Transition Plan on XXX XX, 2022. The Town will provide annual reports of progress in removing barriers to accessibility from the public right of way as identified in the ADA Transition Plan. Annual reports will be provided to The Board of Selectmen and posted on this website during the first quarter of the following year.

Project Schedule

The Town of Ridgefield contracted with The Institute of Human Centered Design (IHCD), Boston, MA, to prepare the town wide Self-Evaluation and Transition Plan. IHCD is home to the New England ADA Center, one of 10 regional ADA Centers comprising the ADA National Network. Since 1991, the ADA National Network has provided information, guidance and training on the Americans with Disabilities Act (ADA), tailored to meet the needs of business, government and individuals at local, regional and national levels.

How Can You Be Involved?

Have an idea about how to make Town of Ridgefield's public right of way more accessible to people with limited mobility, vision, hearing or cognitive disabilities? Here are ways to let us know!

There are positions open on the Commission for Accessibility for individuals interested in furthering these efforts of ensuring accessibility.

- **Ongoing Public Involvement -** We welcome ongoing public comments and suggestions on our ADA Transition Plan and notification of barriers that you may observe. You may comment on the Plan or observed barriers by contacting the ADA Coordinator or the ADA Transition Plan Project Manager.

- **Contacts regarding the ADA Transition Plan -**
  - Tony Philips, ADA Coordinator/ Social Services Director
  - socialservices@ridgefieldct.org

  - Don Ciota, Chairman, Ridgefield Commission for Accessibility
  - socialservices@ridgefieldct.org
- The Town would especially value input from:

  Individuals with disabilities;

- Senior citizens;
- Individuals that encounter accessibility barriers such as parents/family members/friends of individuals with disabilities;
- Members of groups that provide services or transportation to individuals with disabilities;
- Individuals with experience and knowledge of ADA planning and requirements;
- Interested Ridgefield residents.

Ridgefield Commission for Accessibility

The Commission for Accessibility includes members of the community whose function is to advise the Board of Selectmen on issues related to issues of accessibility and others focusing on persons with disabilities. To be protected by the ADA, one must have a disability, which is defined by the ADA as a physical or mental impairment that substantially limits one or more life activities, or a person who is perceived by others as having such an impairment.

Role of the Commission for Accessibility

- Provided advice, identify accessibility barriers and recommend accessibility improvements to new and existing City programs, services and facilities as it relates to Title II of the ADA.
- Developed relationships with other local organizations serving individuals with disabilities as identified by the ADA.
- Supported City public engagement efforts for the ADA Self-Evaluation and Transition Plan process including review of engagement tools and materials for accessibility.
- Future support of Town staff on ADA Transition Plan implementation and future Plan updates.
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- Supported City public engagement efforts for the ADA Self-Evaluation and Transition Plan process including review of engagement tools and materials for accessibility.

The Commission meets on a monthly basis, currently via Zoom. It's meeting schedule is published on the Town website. The public is welcome to attend.

Town Staff Contacts

For questions regarding the ADA Transition Plan described above, please contact:

ADA Coordinator/Social Services Director
Tony Phillips
400 Main Street
Ridgefield, CT 06877

Commission for Accessibility
Don Ciota, Chairman
400 Main Street
Ridgefield, CT 06877

Other ADA Resources: Grievance Procedure

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act (ADA). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities programs or benefits by the Town of Ridgefield.

The complaint should be in writing and contain information about the alleged discrimination. Alternative means of filing complaints, such as personal interviews, or other means, will be made available for persons with disabilities upon request.

ADA Complaints should be sent to:

Tony Phillips, ADA Coordinator
400 Main Street
Ridgefield, CT 06877

Information updated 12/10/2022







Town of Ridgefield, Connecticut

PART A – Executive Summary

November 2021

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 Ridgefield as part of the Town's ongoing effort to assess the current level of ADA compliance in programs, services and activities and Town-owned facilities. In preparing for this report, IHCD teams surveyed the Town's portfolio of facilities and properties that were included in the Request for Proposal.

The building facility set includes twenty-eight (28) Town buildings and twelve (12) public schools and their outdoor amenities including their playgrounds, fields, etc. The accessibility survey of Town buildings includes all the spaces where the Town offers programs, services and activities to members of the public. The school building accessibility surveys includes all the common areas in the schools (cafeteria, auditorium, toilet rooms, gym, etc.) as well as a representative sample of classrooms. The outdoor facility set includes 15 parks/outdoor areas. The accessibility survey of those spaces encompassed elements such as accessible routes, walking surfaces, slopes, picnic tables, play areas and recreational areas. These 15 parks/outdoor areas include some of the Town's major parks as well as representative smaller parks. In addition, two (2) parking lots were also surveyed; the accessibility survey of those facilities includes elements such as accessible routes and accessible parking spaces.

IHCD also reviewed the sidewalks and curb ramps around the downtown. The areas surveyed included Catoonah Street, Gilbert Street, High Ridge Avenue, Market Street, East Ridge Street, Halpin Lane, Governor Street, Prospect Street, Sunset Lane, Grove Street, Bailey Avenue, and King Lane. In addition, portions of Main Street, Prospect Ridge and sections of Route 102 were surveyed. The accessibility review of these areas is detailed in the Streets Accessibility Survey Report.

IHCD submitted separate reports for each facility that was surveyed. To assist in prioritizing accessibility improvements to ensure compliance with the ADA Title II, each of the building and outdoor area reports include 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 for each accessibility issue.

In addition, a spreadsheet of priorities for corrective action organized by type of building was provided to the Town.

These spreadsheets are a planning tool - 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, we are basing the timeframes on conversations with the Department of Justice and their Project Civic Access settlement agreement with municipalities. 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 of policies and procedures of the ADA Self-Evaluation are not included in the ADA Transition Plan since that is limited to capital accessibility issues. But they are a blueprint for meeting compliance responsibilities other than capital expenses.

IHCD also submitted a complete assessment of the Town's policies, practices and procedures. The ADA administrative requirements help ensure that the needs of people with disabilities are addressed in all services, programs and activities that the Town provides. See the complete summary in *Part B – Evaluation of Non – Discriminatory Policies and Practices in Programs, Services and Activities* report.

A complete website accessibility report that provides information about website accessibility issues and recommendations for corrective measures was also submitted.

Most Town-owned facilities recently altered or renovated are substantially accessible and meet most 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:

- The Town of Ridgefield has hired a consultant (IHCD) to undertake its ADA self-evaluation (as the basis for the Town's Transition Plan).
- The Town of Ridgefield has an ADA Coordinator in place.
- The Town has developed a Public Notice Policy (posted on the Town's website and on the main bulletin board in the Town Hall).

- Regarding the Grievance Procedure, the Town ADA Coordinator and many Town officials know what they need to do to have successful outcomes; and in practice have success in providing accommodations and access when requested.

IHCD's review and recommendations of the Town-owned facilities was based on compliance with the 2010 ADA Standards for Accessible Design if not compliant with the 1991 ADA Standards and/or CT State Code. Best practice and universal design recommendations were also provided. Universal design recommendations include elements that are not required in the accessibility standards but may create enhanced experiences for all users.

Many key facilities and outdoor areas are generally usable by people with disabilities but are not in full compliance with current accessibility requirements. Town Hall, for instance, provides access to many programs and can be accessed by most people because the building features an accessible entrance and has a vertical accessible route to all floors. Yet a few departments have service counters that are higher than the maximum height allowed, and some areas such as the room inside the Assessor's Office or the Vault Room lack accessible work surfaces (with knee and/or toe clearance). The Town Hall building also lack fully accessible toilet rooms. The Town Hall Annex is another example of a facility that provides access to most programs but not all. While the building has multi-user toilet rooms, they require some renovations in order to be fully accessible and useable by individuals with disabilities.

The Town may comply with the requirements of Title II of the ADA through means such as reassignment of 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 services, programs 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 this section.

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

In order to comply with the program accessibility obligations, the Town of Ridgefield should consider:

1. Relocation of its programs, services and activities within 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 the current facility if they are provided at inaccessible locations.

2. Relocation of its programs, services and activities to another facility
   When it is not possible to relocate programs, services, and activities to an accessible location within the current facility, they should be relocated to an accessible facility.

   Due to the unique programs and the lack of accessibility at the Police Headquarters, (lack of an accessible vertical route, lack of accessible holding cells, lack of accessible toilet rooms and lack of accessible service counters), IHCD recommends either the possibility of relocating the Police Headquarters or that priority for further alterations/renovations be given to this building to ensure the Town is complying with its Program Access obligation.

3. Renovation/alteration of its facilities to ensure access to programs, services and activities
   The Town may consider the renovation of its inaccessible facilities to ensure that the programs, services and activities are offered in the most integrated seating possible.

   Note that any corrective actions needed to ensure program accessibility must comply with the requirements of the 2010 ADA Standards and/or CT State Code.

   Furthermore, when doing alterations/renovations, keep in mind that an alteration that decreases the accessibility of a building bellow 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 each 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 the Building Facilities:

- Ensure there is an accessible route from all arrival points to those areas in the building where programs, services and activities are provided.
- If parking is provided, ensure fully accessible parking spaces are provided.

- Ensure that fully accessible toilet rooms are provided in each building. Where it is technically infeasible to provide accessible multi-user toilet rooms, provide an accessible single-user toilet room in the same area as the existing multi-user toilet rooms.
- Ensure that where services or activities are offered there is a sufficient number of accessible features (accessible wheelchair seating areas, accessible service counters, accessible work surfaces, etc.).
  Particular attention should be given to some departments at the Town Hall where key services are being offered to the community.
- If audible communication is integral to the use of a space, provide a compliant assistive listening system.

  This should be a priority in the multi-use Technology Center in the Library.

- 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).

The Town has in its portfolio properties that are being rented to other entities, since the Town of Ridgefield owns these properties and leases spaces to other entities, they were included in the Town's Self-Evaluation. However, the Town is not responsible for the programs services and activities run at those facilities. IHCD strongly recommends that the Town of Ridgefield ensure by contract the programs at its properties be operated in a manner that enables the Town to meet its obligations even though those programs are not subject to Title II requirements.

Key recommendations for the School Buildings:

IHCD did not survey every classroom at the school buildings, IHCD surveyed a representative sample of the classrooms per grade. The following recommendations apply to all classrooms in the school.

- Ensure that fully accessible toilet rooms are provided in each building. As mentioned before, where it is technically infeasible to provide accessible multi-user toilet rooms, provide an accessible single-user toilet room in the same area as the existing multi-user toilet rooms.
  In unique rooms such as a nurse's room, ensure that a fully accessible toilet room is provided. This includes maintaining the clear floor space at all fixtures free of any storage.

- Ensure that accessible sinks (with knee and toe clearance) are provided in at least one classroom per grade. If accessible sinks are already provided, ensure they have insulated pipes and that the knee and toe clearance space is maintained free of storage.
- Ensure accessible work surfaces (with knee and toe clearance) are provided in at least one classroom per grade. Furthermore, ensure that specialized classrooms such as labs all have accessible work surfaces.
- Ensure that all elements in the classrooms are within reach range (e.g., emergency showers in labs and dispensers in toilet rooms).
- Ensure the minimum 36" width accessible route at many locations, including classrooms is maintained.
- Ensure the minimum maneuvering clearance is maintained at all accessible doors, including doors in classrooms and toilet rooms.
- If drinking fountains are provided, ensure there are compliant drinking fountains for seated as well as standing users.
- If audible communication is integral to the use of a space, provide a compliant assistive listening system.
  This should be a priority in classrooms or auditoriums where speakers are provided.

When looking at outdoor facilities, the Town of Ridgefield needs to ensure that a sufficient number of locations are accessible. For instance, Ridgefield offers a variety of experiences at its parks/outdoor areas (e.g., playgrounds, picnic areas, playing fields, etc.). The Town needs to make sure that a sufficient number of each type of these facilities is accessible. The Town also needs to keep in mind that each unique program needs to be accessible.

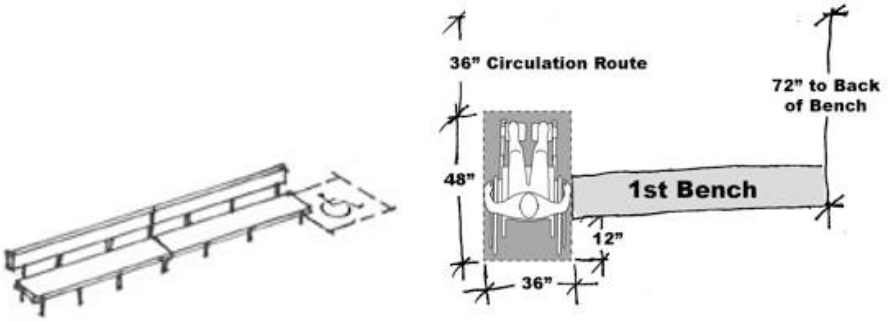
The Town should also ensure that privately owned and/or operated facilities on Town property are in compliance with the ADA so as to enable the Town to meet its Title II obligations.

The ADA does not require that all parks and playgrounds be made accessible. The Town's obligation is to ensure *Program Accessibility.* To determine which parks, playgrounds and outdoor spaces must be made accessible, the Town should consider:

- How to provide the program in the most integrated setting appropriate;
- Locations where the activities are offered;
- Which outdoor areas are accessible and to what extent;
- Level of dispersion of the accessible outdoor areas (playgrounds, baseball fields, soccer fields, beaches, etc.,) and convenience to reach them (accessible by car, public transportation or pedestrian routes).

Key Recommendations for the Outdoor Facilities:

- Ensure there is an accessible route to all elements in the park/outdoor space (baseball fields, basketball courts, playgrounds, picnic areas, toilet facilities, etc.). It is important to note that many of the existing playgrounds and other outdoor amenities are located in places where the only options for an accessible route follows terrain with extremely steep running slopes. In many cases it was determined that significantly reducing the running slopes either at existing paths or at locations where paths to amenities would logically be placed would not be technically feasible. In these instances, IHCD's recommendations focus on making the routes accessible to the greatest extent possible. In most cases this would mean decreasing the running slope to whatever extent can be achieved and providing a surface that is stable, firm and slip resistant to the location where an existing amenity such as a playground already exists. If it is determined that existing playgrounds and other amenities should be rebuilt, the Town should ensure that the new amenities are located on fully accessible routes.



Left: diagram for team seating. Right: Diagram for spectator seating shows shoulder alignment between the wheelchair user and person seated on the bench.

- Ensure that an accessible route is provided in the play area to areas under and around play components

  Many playgrounds, including the majority of the playgrounds at the surveyed schools have Engineered Wood Fiber (EWF) as a surface within the playground. Note that the ADA Standards allow EWF but it has to be inspected and maintained regularly to ensure continued compliance.

IHCD strongly recommends exploring the possibility of an alternative surface to EWF. Overtime, EWF requires continuous maintenance to ensure the surface is maintained in operable working condition (stable, firm and slip resistant). In addition, when used in combination with other surfaces required for accessible routes to play components it will present a challenge to prevent level changes at the transition points between EWF and other surfaces, and to keep the accessible routes clear of EWF. As a result, IHCD has consistently recommended having a poured-in-place rubber surface within all playgrounds.

- Ensure that a certain number of amenities (at least 5%) in the parks/outdoor spaces are accessible (e.g., picnic tables, service counters at concession stands, etc.).
- At parks with beach access, ensure that accessible routes are provided to the normal recreation water level (lakes, ponds and reservoirs).
- Where portable toilets are provided, ensure an accessible portable toilet is provided in the same area. Ensure the accessible portable toilet is on an accessible route.

Key Recommendations for the Sidewalks:

- Maintain and monitor a 36” min. clear width on sidewalks for pedestrian access. Monitoring the status of the clear with has become increasingly important during the COVID-19 pandemic as an increasing number of business have sought to use municipal sidewalk space to create a safer shopping environment.
- Repair and provide curb ramps as indicated in the Streets Accessibility Survey Report.
- Repair deteriorated sidewalk surfaces.
- Maintain sidewalks in operable working condition ensuring the are largely free of leaves and debris and that the accessible route is kept free of snow and ice in a timely manner.

Ridgefield
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Part B - Evaluation of Non-Discriminatory Policies and Practices in Programs, Services and Activities

October 2019

Prepared by the

Institute for Human Centered Design

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Analysis and Recommendations
ADA Compliance Assessment
of Policies Practices and Procedures
Town of Ridgefield, Connecticut

Introduction:

The Town of Ridgefield, Connecticut has over 1000 Town or BOE employees and 26 town governmental departments and 36 boards and commissions. Some of the boards and commissions are connected to town departments, and others are not. As part of the ADA Self- Evaluation done by the Institute on Human Centered Design (IHCD), an on-line ADA Questionnaire was distributed to all town departments and commissions in order to assess whether the town is meeting its ADA responsibilities for an infrastructure of policies and procedures that ensure program accessibility. Ten (10) town departments and three (3) town affiliate programs (Lounsbury House, American Legion, and Founders Hall) responded to the survey~~s~~.

The complete list of respondents is as follows:

1) ADA Coordinator & Director of Social Services - Tony Phillips
2) Human Resources - Laurie Fernandez
3) Lounsbury House - Belinda Lasky
4) Town Engineer/Facilities - Charles Fisher
5) Fire Department - Jerry Myers
6) Town Clerk - Barbara Serfilippi
7) Recreation - Dennis DiPinto
8) Finance/Comptroller - Kevin Redmond -
9) Zoning Board of Appeals - Kelly Ryan
10) Ridgefield Public Library - Brenda McKinley
11) American Legion Post 78 - George Besse
12) Founders Hall - Grace Weber
13) Board of Education/Facilities - Joe Morits
14) Emergency Management Director - Dick Aarons
15) Health Department Director - Ed Briggs
16) Ridgefield Public Schools - JeanAnn Paddyfote, Superintendent.

All department heads and commission heads were encouraged to contact Marc Anthony Gallucci, the IHCD sub-contractor for policies and procedures, for any assistance in completing the surveys.

Only three (3) survey respondents provided actual policies or access to policies. Other policies and procedures were independently researched by Mr. Gallucci. The Town and the Board of Education both have websites which were quite useful. In addition, personal interviews or interviews via e-mail questions and responses supplemented the body of evidence made available. In many cases, there simply were not any policies in existence that addressed compliance with the ADA or providing access to people with disabilities. Despite this absence, Mr. Gallucci learned of numerous requests for reasonable accommodations and the successful provision of them through his discussions with town officials. Clearly, there is much ADA compliance and access provision activities going on despite the lack of any policies in place to guide them.

For the purpose of this report, each department or board or commission or affiliate program will be separately addressed below.

Analysis of and Recommendations for ADA Compliance Fact Finding Organized By Department:

ADA Coordinator:

The Town's ADA Coordinator is Tony Phillips who also serves mainly as the Town's Director of Social Services. Mr. Phillips has been serving as the ADA Coordinator for a few years, and he has attended a few ADA Conferences and trainings. He is an actual Certified ADA Coordinator (CAC) having been certified by the Americans with Disabilities Act Coalition of CT (ADACC), the CT affiliate of the New England ADA Center.

This in itself is evidence that the Town meets the ADA requirement that the Town have at least one designated ADA Coordinator.

The Town has developed an official Notice that it is the policy of the Town to not discriminate and to comply with the ADA. This Notice is posted on the main bulletin board in Town Hall, and it is also displayed on the Town website.

This meets the minimum requirements of the ADA that Notice of the Town's policy be displayed to the public and that the ADA Coordinator be designated by name with a way to contact him/her. However, in some of the Town's non-discrimination policies the name of a former Town employee

appears as the person to contact. Care must be given to update all documents to reflect who the current ADA Coordinator is and how to contact him.

Also, the Town is large enough that it should have more than one ADA Coordinator - particularly on the BOE side of Town operations. The Town's ADA Coordinator is not listed in BOE policies or on the website, or in any documents that Mr. Gallucci was able to examine. Either there needs to be an acknowledgment and connection to the officially designated ADA Coordinator or the BOE needs to designate its own ADA Coordinator (not merely a 504 compliance official although the same person may serve in both capacities). The need for more than one ADA Coordinator is especially needed in Ridgefield because the designated ADA Coordinator has a full time job that involves other non-ADA related responsibilities.

Finally, the ADA requires that the Town post, not only the ADA compliance intent and the name and contact of the ADA Coordinator, but also the Grievance Procedures: simply put, how does one make a request for accommodations, who decides, and what protocols are to be followed. The Town does not have a clear protocol for ADA Grievances notwithstanding that the ADA Coordinator and many Town officials actually know what they need to do to have successful outcomes; and in practice, actually have success in providing accommodations and access.

It is a specific recommendation that the Town create an updated ADA Grievance Policy and Protocol and also protocols for providing accommodations that are written and clear enough that responsible personnel are identified and their scope of authority is clearly stated.

<u>Human Resources:</u>
The Town of Ridgefield has a designated Human Resource Director, Laurie Fernandez, who has been in this position for many years. She is an experienced and credentialed Human Resource person, and she has some training on ADA compliance although it is not clear if she has obtained certification in this area. Of course, certification specifically as an ADA Coordinator is not requirement of the ADA, but would be recommended if the Town were to decide to give authority for ADA compliance in employment matters to her. Currently, the Town's designated ADA Coordinator assists the Human resource Director in some matters.

The Town has fully developed Personnel Policies which were provided by Ms. Fernandez. In addition, Ms. Fernandez provided Mr. Gallucci with all the Town's Collective Bargaining agreements including those with the Police, the Fire Department, and Public Works personnel. The Collective

Bargaining agreements with educational personnel is outside of the scope of the duties of the Ms. Fernandez.

The Town's Personnel Policies do contain some non-discrimination language including non-discrimination against people with disabilities. However, they do not contain any policies, protocols, or procedures about reasonable accommodations (how they are to be requested, how they are to be considered, how they are to be provided, how they are to be evaluated for effectiveness, and how they will be paid for). It is also not clear in the Personnel Polices whom has the authority to make decisions about reasonable accommodations, although in practice the Town ADA Coordinator and the Human resource Director seem to jointly filed and handle those requests (even for the Police, Fire, EMT, Public Works etc., despite the existence of collective bargaining agreements that place other officials in the chain of command).

The Collective Bargaining Agreements for the Police, Fire, and Public Works that were made available are completely silent about ADA Compliance or policies and procedures that flow from that. There are, of course, provisions for injuries on the job, disability leave, light duty, return to work requirements etc.; but these are strictly to address workers compensation laws and other requirements and protections agreed to in the collective bargaining agreements. In a personal interview, Ms. Fernandez made clear that the Town's general Personnel Policies govern those employees under collective bargaining agreements unless the agreements themselves have specific provisions overriding or superseding specific provisions of the Personnel Policies.

It is recommended that the Town's collective bargaining agreements be amended when they are renegotiated to include language acknowledging that the agreements and the personnel policies included within are to be in compliance with the ADA, and that specific ADA grievance procedures are included in them. Further decision-making authority for Title I reasonable accommodations must be clearly delineated (i.e. is it the Human Resource Director, the ADA Coordinator of the Town, the head of department or chief, or the First Selectman?).

Finally, Mr. Gallucci has been placed on the distribution list for Town job postings. To date, he has received nine of them from different departments. None of the postings indicate that accommodations will be made for applicants with disabilities or how to request them. It is recommended that all such job announcements or postings include this information.

Lounsbury House:

Lounsbury House is actually a Town owned property that is operated by a non-for profit board or trust. It has a lease with the Town. Lounsbury House essentially acts much like a community center or civic gathering center for the Town, and it is often rented out to for-profit and non-for-profit groups for meetings and events. It is also rented out for weddings, and in fact, it is a popular wedding venue. The employees of Lounsbury House are not Town employees; and as such, the Town's personnel policies do not apply. However, if Lounsbury House were to have 15 employees, then Title I of the ADA would apply - but this is outside the scope of this investigation.

As Lounsbury House is used by the public for meetings and events, it is a Place of Public Accommodation under the ADA, and it must provide access to people with disabilities unless doing so would result in an undue hardship or materially change the nature of the programs or activities taking place there. This includes program as well as physical access. In so far as Lounsbury House acts only as a landlord, and not a program provider to the various groups that host programs and activities there, Lounsbury does not have any program access obligations except for those obligations to make sure that the facilities themselves are accessible.

Mr. Gallucci did not find any policies addressing ADA Compliance at Lounsbury House, although certainly many renovations and modifications have been done to improve accessibility to people with disabilities. Again, the Town has no obligations at Lounsbury House except for the shared responsibility with Lounsbury Trustees to insure facility access.

Mr. Gallucci did not observe any notices on the premises of Lounsbury House or on the Lounsbury House website that explained access for people with disabilities. This is a shame because there are accessibility features that should be publicized. Also, the meeting planning staff has some experience and skills in accommodating guests with disabilities, and this willingness to work with people to promote access should be known.

Town Engineering/Facilities:

The Town Engineering Department has responsibility for all Town side facilities that are not under the jurisdiction and control of the Board of Education. The Department follows the general Town Personnel Policies. Mr. Gallucci did not find any policies regarding interactions with the public, and did not find any posted notices except for the general ADA and ADA Coordinator notice in Town Hall and Town Hall Annex.

The Department defers to the Town's Human Resource Director and IT Director for access issues regarding employment or website access. The Department itself reports in the survey that it has not developed any ADA compliance policies.

It is recommended that every department in Town develop its own policies about customer and public service particularly when it comes to written communication, personal counter service, and telephone communication. These policies should insure that effective communication, in compliance with the ADA, is taking place and that the Department has a budget line item to facilitate the delivery of reasonable accommodations. The Department should also have policies about providing access at any public hearings that the Department may conduct. These policies can be a general Town-wide policies or tailored to the needs of the Department.

Fire Department:

The Fire Department, like most Town departments, uses the general Town Personnel Policies, and it defers to the Town Human Resource Director for guidance on employment matters. However, the Department also has a collective bargaining agreement. (See analysis of collective bargaining agreements in Human Resources, above). Also, like most departments, it defers to the IT department for guidance on website access and other IT access.

The Department self reports in the survey that it has not developed any ADA compliance policies of its own; nor does it have any notices posted about ADA compliance or access. Of course, it is the nature of fire service provision that the work is done in the community and not at the Fire Department. However, the Department utilizes written materials, brochures, and fact sheets to inform and educate the public about fire protection and prevention and other public safety issues. It appears that most of these materials are not available in alternate formats although some standard materials used Statewide or nationally actually are available in alternate formats.

It is recommended that the department adopts policies that ensure effective communication with the public whether in an individual or group setting. Such policies should include providing materials in accessible formats, electronically, and also providing interpreters for the Deaf or hearing impaired.

Office of the Town Clerk:

The office of the Town Clerk, more than any other office or department, probably interacts with the widest range of citizens and members of the public. People go to the office to obtain dog licenses, permits, file land documents, research land documents, obtain marriage licenses, etc. As

such, the Town Clerk's Office should have customer service policies and prominent notices posted about the availability of access and accommodations.

The Office self-reports that it does not have any policies regarding ADA compliance, and that it has no notices posted other than the general Town ones posted in Town Hall and the Town Hall Annex.

However, in practice, the Office strives to serve all people and be of assistance in whatever way is necessary to ensure good service. The Office self reports that it has readers to read to people with vision disabilities, and provides furniture to make people comfortable. The furniture can also be moved to ensure greater access. The Office self-reports that it has never had a compliant about access.

It is recommended that the Office of the Town Clerk develop policies regarding service to members of the public to ensure that there is effective communication and access is being provided. Notice that assistance and accommodations are available should be posted in the office. Finally, the Town Clerk should have a line item designated in its budget in case expediters are needed to provide reasonable accommodations. This is not a requirement of the ADA, but necessary sometimes to actually and practically provide accommodations.

Recreation Department:

Like other Town departments, the Recreation department defers to the Town's Human Resource Director for employment matters, and to the Towns IT department for website and other IT matters.

The Department self-reported on the survey that it has policies regarding ADA compliance. The policies were requested by Mr. Galluci and he received them via e-mail. This is one of the rare instances where policies actually exist amongst the Town departments. However, the policies are rather old, and they contain references to contacts that are no longer with the Town. They do not, for instance, refer to Tony Phillips as the ADA Coordinator to contact. Also, Mr. Gallucci suspects that the polices may even predate the new recreation center and many of the programs run by the Department. It is recommended that the polices be updated.

It should be noted that Mr. Gallucci had a brief conversation with the Director of the Department. Mr. DiPino is a rather new administrator in Town, but he has experience doing the same in another town. As Director in the other town, Mr. DiPino attended some ADA trainings at the annual Recreation & Parks Association conference and some ADA Coalition of Connecticut (ADACC)

sponsored trainings. As such, he is more aware than most of the ADA requirements for parks and recreation programs.

The Recreation Center itself is newer and contains many accessibility features. There are notices posted in at least three (3) places advising patrons of the Center as to the availability of access and assistance. These are good practices, however, they should actually be guided by the ADA compliance policies for the Department.

Mr. DiPino himself did not cite instances of accommodations being made as he had just recently arrived on the job. However, the Town ADA Coordinator M. Phillips has shared instances of such accommodations being made. Mr. Gallucci is also independently aware of certain requests for accommodations and the efforts to successfully provide them. The willingness and efforts made to comply with the ADA is very clear. The Department just needs to have policies that spell out how accommodations are requested, how they are provided, and by whom.

As is recommended for other Town departments, the Recreation department should have a line item in its budget for making accommodations. In addition, it is recommended that the Recreation Department have its own specific ADA Compliance policies because the nature of providing recreation services is so different from that of other Town departments. Finally, it is recommended that the Town consider a separate ADA Coordinator for Recreation or at least deputize someone in the department to handle this function and assist the Town ADA Coordinator.

Finance/Comptroller:

The Finance Department and Comptroller responded to the survey. As with other departments in Town, this one also defers to the Town's Human Resource Director and IT Department.

This Department has very minimal interaction with members of the public except through its technical assistance at Board of Finance meetings and other Town meetings in which budgetary and financial matters are being considered. It is recommended that the Finance Department adhere to whatever general ADA compliance policies may be developed by the Town.

Zoning Board of Appeals:

The Zoning Board of Appeals (ZBA) responded to the ADA Compliance Survey. It self-reported that it has not developed any policies regarding ADA compliance. It also reports that it knows of no instances where access was denied or not provided.

The ZBA does have a fair amount of interaction with members of the public. The office itself has no notices posted about ADA compliance or assistance. Nor is there any language in the legal notices for public hearings about ADA compliance or access to people with disabilities.
It is recommended that the ZBA develop policies about providing access - especially at public hearings. These policies should include procedures for handling request for accommodations and general policies to ensure that there is effective communication at all public meetings and hearings, including alternate format materials such as agendas. The Department should also have a budget line item for providing accommodations such as interpreters at meetings and hearings.

Ridgefield Public Library:

Ridgefield Public Library responded to the survey. Brenda McKinley, Head Librarian, transmitted additional written materials and had a brief face-to-face interview with Mr. Gallucci.

The Town operates one main public library facility and provides various services that link into other locations/partners. The Library also has its own website with a page devoted to "Special Services for Special Needs". This page describes all the various ways the Library is providing services and materials in accessible formats from large print to electronic readers to books on tape to e-books to the Library's partnership with "Talking Books Ridgefield"; in fact, the Talking Books recording studio is located in and hosted by the Library. The Library website is also accessible, and it contains information on the availability of the "text button" right on this page.

Like almost all departments in the Town, the Library relies upon the Town's Human Resource Director and the Town ADA Coordinator for assistance with AD compliance. However, it has its own IT help. Ms. McKinley and other librarians on staff have attended some ADA compliance workshops at the annual Library Association of CT conference and other venues.

Ms. McKinley self reports that she doesn't think the Library is updated and complete with its ADA compliance policies. She did; however, acknowledge that she has seen and reviewed various model library policies through the years. She would like assistance in developing the Library ADA policies; in particular ones that would address patron and visitor participation rules.

Mr. Gallucci observed one sign indicating special needs services at the main circulation desk. On the Library's website under "Circulation Policies" Mr. Gallucci did not observe any language indicating that the policies could be modified or waived under certain circumstances as an accommodation for people with disabilities.

It is recommended that the Library develop ADA compliance policies and provide notice on the website and in the form of signage that these policies are available to people who ask. The polices should especially contain those to ensure effective communication and should spell out the grievance procedures (how to request accommodations, who will decide how to provide the accommodations and within what time frame). Also, events advertised on the website or via flyer should indicate that people may request accommodations if they need them to attend a book club or a lecture or other event at the Library. As with almost every department, it is also recommended that the Library have a budget line item to be able to pay for accommodations as needed.

American Legion Post 78:

The American Legion responded to the ADA Compliance survey. While it is helpful, in the judgement of Mr. Gallucci, the one event per year that takes place the night before Memorial Day does not qualify the Legion as a Town program. In fact, the American Legion as an organization with limited membership may not even fall under the ADA at all.

Board of Education:

The Board of Education of the Ridgefield Public Schools responded to the survey. The individual responding to the survey is Joseph Morits who is actually the Facilities Director for the schools. This Mr. Gallucci also exchange e-mail with Mr. Morits.

Mr. Gallucci was also able to pay a personal visit to the Superintendent's office to schedule a face to face interview with the new Superintendent JeanAnn Paddyfote. While at the Superintendent's office, the Secretary to the Superintendent, Cheryl Cooke, was able to clarify that the information I received that Series 6000 of the BOE policies was amended and would become available is incorrect. Ms. Cooke explained that the only thing to be done was to reformat it electronically. There were no changes in content or substance.

As with most departments, there is a deference to the Town's Human Resource Director for Personnel matters. The BOE, however, has its own IT department. The IT Department did not respond to this survey, and due to resignations, retirements, and summer vacations Mr. Gallucci found it difficult to interview anyone from the BOE.

Mr.Gallucci independently researched the BOE/Public Schools. Most of the evidence analyzed was obtained from the BOE website. All the policies of the BOE are located on the site, and there are organized into nine (9) different series (1000-9000). For instance, series 5000 contains all the

student handbook and the rules governing students. Another series governs personnel, and another governs public meetings, etc.
The BOE has its own personnel system separate from the Town. It also uses a portal called "Frontline Education" to post positions, job descriptions, and conduct recruiting activities. The portal has no information on non-discrimination or how to request accommodations in the employment application process. This gap in notice of the Town's commitment to equal opportunity needs to be corrected.

The website as a whole is largely devoid of language or policies that would be evidence of ADA compliance. However, in the Student Handbook Series 5000 there is mention of 504 and the name of the person who is the 504 Coordinator, but no contacts for that person are given.

Mr. Gallucci noted that in the forms section there is a form to request to attend a meeting or conference or training. This Form has no way to request disability related accommodations for attending meetings; nor does it have a reimbursement section for expenses related to that accommodation. The Town must address this gap and edit the form to include both the process for submitting a request for accommodations and the method of requesting reimbursement if the individual with a disability must provide their own accommodation.

The only other ADA compliance related policies found by Mr. Gallucci are found in the Student Handbook 5000 series as follows:

- 5131.81 "*Cell Phones & Electronic Devices*". This section does acknowledge that there may need to be modifications in the BOE's policy banning the use of electronic devices during instructional time in order to accommodate the special needs of students. But it does not indicate how one is to request such an accommodation and whom will make the decision; this needs to be added to the policy.

- 5141.241 "*Reentry After Hospitalization*". This acknowledges the right of disabled students to re-enter school;

- 5141.25 "*Student With Special Needs*". This Section makes legal reference to ADA, Section 504 and IDEA;

- 5145 "*Parent/Student Rights*" This Section acknowledges Section 504 rights and ADA Part II of this leaves the name and contact of the person whom is to ensure these rights blank.

II. The person in this district who is responsible for assuring that the district complies with Section 504 and the Americans with Disabilities Act (ADA) is: (Provide name, position, title, address, telephone number)

This section also provides for Impartial Hearing and also some information about 504 and ADA rights. Makes reference to contacting the Civil Rights Coordinator of the District for instances of rights violations, but, again, no specific person or contact is provided. This gap must be rectified.

Finally, Series 9000 is the By Laws of the BOE.

There are no provisions for effective communication at BOE meetings or hearings. Nor is there reference to any requirements about materials or agendas and minutes or notices in alternate formats.

Additionally, there is a section about Chairperson putting reasonable limits on the time a member of the public is allowed to speak. However, there is no provision for additional time for people with cognitive of communicative disabilities or any other modifications to the BOE's policies on meetings. Suggest inserting language that "reasonable" should include attention to additional time needed by people with cognitive or communication disabilities.

It is recommended that because the BOE operates a larger than medium sized school system, it makes sense that it should have its own ADA Coordinator whether or not responsibilities for ADA Compliance are combined in the same position as those for 504 compliance. This is especially important because unlike other departments within Town, the Town ADA Coordinator does not lie within the BOE chain of command or communication.

It is further recommended that an appointment or designation of an ADA coordinator be made, and that the policy series (including the Student Handbook Series 5000) be amended to indicate the name of the person responsible for ADA coordination and that person's contacts. This should be posted on bulletin boards or at the main offices of all schools, and should be available on the website separate from the policy series in an easily found and accessible site button.

Ridgefield's BOE also operates a continuing education program.

Mr. Gallucci found that the Course Catalogue contains information on building access on Page 3. On page 15, it contains information about the Senior/Disabled Discount and a contact for requesting assistance. It also describes a written process (with 2 weeks advanced notice needed) for special needs requests.

Mr. Gallucci also found information on a discount program offered to Ridgefield's senior and disabled persons as follows:

> *Ridgefield Senior and Disabled Discount: We offer a discount on tuition to Seniors, age 62 and older and people with disabilities who are Ridgefield residents. Advance registration and payment is required to receive the discount. In very small classes, a discount is not available. This discount applies to:*
>
> - *Any course in this catalog provided that course has sufficient enrollment to run and sustain the discount.*
> - *Any number of classes.*
> - *This discount does not apply to food fees, texts, materials, supplies, ed2go online classes, tutorials, one on one sessions, or webinars.*

Also found was the helpful bit of information:

> *Disabled Access is available at all locations. Ridgefield Continuing Education will make reasonable accommodations to assist people with disabilities enrolled in their programs. Classes at SRMS and the Venus Building are on the 2nd floor, but have elevator access. Persons who need assistance must notify Ridgefield Continuing Education of their need in writing two weeks prior to the first day of class. If you have questions, please call (203) 431-2812.*

Finally, on the last page of the Continuing Education section, Mr. Gallucci found the Registration Form.

This form has a check off for the "*disabled*" discount; but otherwise, there is no information on requesting accommodations. Nor is there any space to describe what accommodations are needed. It is recommended that this information should be on the Registration Form because people are more likely to look at this form than the information on other pages. The request for

accommodations should be mainstreamed through this form instead of requiring that people use a different avenue to get accommodations (i.e. the 2 week written notice).

Police Department:
The Police Department did not respond to the ADA Compliance Survey.

Mr. Gallucci did, however, do independent research online and also on site at Police Headquarters. In addition, Mr. Gallucci has a copy of the collective bargaining agreement for police personnel that was given to him by the Town Human Resource Director.

First, as was recommended in the section on the Fire Department, above, when the new contract is negotiated, there should be clear language about ADA compliance and policies for requesting accommodations by police personnel with disabilities. These policies should spell out how those accommodations will be requested, whom shall receive the request and act upon them, what the time frame for acting on requests will be, and the process for grievances in the case of denials or failure to provide reasonable accommodations. The Bargaining Agreement should also make clear that the Town's general ADA Compliance policies apply to the agreement and the Department.

Mr. Gallucci reviewed the "Internal Affairs Complaint Policy and Forms section online. It was observed that the policy does not have any language indicating that accommodations will be made for people who need them to file a complaint even though there is a section that indicates that non-English language users will be accommodated.

Emergency Management & Response:
Mr. Gallucci met with Dick Aarons, the Director of Emergency management and Ed Briggs the Health Director. Town ADA Coordinator Tony Phillips joined the meeting.

Ridgefield's Emergency Management Planning efforts are largely done through regional cooperation with the Housatonic Valley Region Public Health Emergency Planning Committee of which Ridgefield is a part of. In addition, some Planning activities are done with the Western CT Council on Governments (WESCOG). The policy and planning 'bible" that Ridgefield uses is the "Special and Functional Needs Sheltering Planning Guide put out by the Housatonic Valley Region. This guide, in turn, is largely based upon national Red Cross guidelines and Federal Emergency management guidelines. They also use a toolkit called the "*Emergency Shelter Communications Tool Kit"* that was originally developed by the City of Seattle, Washington. The tool kit contains various protocols and check lists.

Mr. Gallucci reviewed both the Guide and the Tool Kit and found that there is an abundance of guidance on how to serve and accommodate people with functional limitations and disabilities. Every scenario from service animals to communicating with a Deaf or hard of hearing individual to how to accommodate people with power wheel chairs and special equipment is included.

Mr. Gallucci was shown a floor plan of the Ridgefield Recreation Center which is an ADA-compliant facility. Care was shown to point out where people with disabilities can be accommodated, special rooms that are set up for service animals (and also separately for pets) etc. The last sheltering incident was described to Mr. Gallucci and he was impressed with the above-and-beyond arrangements that are made to accommodate people with disabilities. Both Mr. Aarons and Mr. Briggs appeared to be quite knowledgeable about the needs of people with disabilities.

The only real recommendation that Mr. Gallucci could offer was that a larger sign stating "*If you are a person with a disability, and you need an accommodation in this shelter, please contact* …." This recommendation was made so as to insure that the contact of the ADA Coordinator is visible and communicated.

It must be clear that any changes in policy or protocol would have to go to the regional level.

NOTE: Mr. Marc Anthony Gallucci was IHCD's sub-consultant for the gathering and analysis of policies and procedures for the Town of Ridgefield in order to meet the Administrative Requirements of the ADA for municipalities and to assess the infrastructure to support compliance with the primary Title II responsibility of program accessibility.







Town of Ridgefield, Connecticut

PART C – Self-Evaluation Summary

November 2021

Prepared by the

Institute for Human Centered Design

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Introduction

This ADA Self-Evaluation report includes a summary of the Town of Ridgefield policies obtained by an on-line ADA questionnaire developed by the Institute for Human Centered Design (IHCD). This Self-Evaluation report also includes a summary of architectural barriers identified during accessibility surveys performed by IHCD teams between May – September 2018 and on July 28, 29 and 30 of 2021.

Together these findings are designed to help move the Town towards full compliance with its obligations under the Title II of the Americans with Disabilities Act (ADA) and/or the CT State Code and Supplements.

For clarity, this ADA Self-Evaluation report is organized as follows:

- Legal Overview;
- Summary of the Evaluation of Policies in Programs, Services, and Activities;
- Summary of the Evaluation of Facilities.

I. Legal Overview

The Town of Ridgefield 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;
- Being regarded by others as having an impairment such as individuals with severe facial scarring.

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

It is important to stress that the primary obligation to public entities such as the Town of Ridgefield, 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 don't 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. A review of the Town of Ridgefield's website was provided as part of the scope of work of this contract.

The Town must **communicate effectively** with people who have hearing, vision, or speech disabilities. Ridgefield 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 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 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 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:

At the time of the survey, the Connecticut State Code that was in effect was the International Building Code (IBC) 2003, Chapter 11 which references ICC/ANSI A117.1 – 2003 as amended by the State Building Code.

In existing facilities and structures the provisions of Chapter 34 of the 2003 IBC and 2003 Section 506.2 of the 2003 International Existing Building Code (IEBC) applies.

II. Summary of the Evaluation of Policies in Programs, Services and Activities

Title II of the Americans with Disabilities Act (ADA) prohibits discrimination against qualified individuals with disabilities by public entities. Activities covered include all services, programs and activities offered by the public entity, all aspects of employment, services carried out by contractors, all activities of the local legislative and judicial branches and public transportation. A thorough understanding of the requirements of Title II of the ADA is an essential responsibility of public entities.

Please note that a complete summary of the Town's policies, practices and procedures is included in *Part B – Evaluation of Non – Discriminatory Policies and Practices in Programs, Services and Activities.*

The ADA administrative requirements help to ensure that the needs of people with disabilities are addressed in all services, programs and activities that the Town operates. A Title II entity is required to:

1. Designate a ***Responsible Employee*** (ADA Title II - 28 CFR Part 35.107 (a)) to coordinate compliance with the ADA. The purpose of having a responsible employee – ADA Coordinator - is to ensure that when the public deals with a state or local government agency, the public is able to identify a person who is knowledgeable with the requirements of the ADA.

   The Town of Ridgefield has met its obligation by designating Tony Phillips the Director of Social Services as the ADA Coordinator.

   However, in some of the Town's non-discrimination policies the name of a former Town employee appears as the person to contact. Care must be given to update all documents to reflect who the current ADA Coordinator is and how to contact him.

2. Adopt and distribute a public ***Notice*** (ADA Title II - 28 CFR Part 35.106) of the provisions of the ADA to members of the public who may participate in the Town's programs, services and activities. The effective notice should state the Town's obligations under the ADA and include the complete contact information of the ADA Coordinator.

   The Town has developed an official Notice that it is the policy of the Town to not discriminate

and to comply with the ADA. This Notice is posted on the main bulletin board in Town Hall, and it is also displayed on the Town website

3. Develop and distribute *Grievance Procedures* (ADA Title II - 28 CFR Part 35.107 (b)) for prompt resolution of any complaint regarding disability discrimination.

   The Town does not have a clear protocol for ADA Grievances notwithstanding that the ADA Coordinator and many Town officials actually know what they need to do to have successful outcomes; and in practice, actually have success in providing accommodations and access.

   It is a specific recommendation that the Town create an updated ADA Grievance Policy and Protocol and also protocols for providing accommodations that are written and clear enough that responsible personnel are identified and their scope of authority is clearly stated.

4. *Modify its Policies, Practices and Procedures* (ADA Title II – 28 CFR Part 35.130(b)(7)) when necessary to avoid discrimination.

   There is no evidence that the Town has failed to reasonably modify its policies, practices and procedures when a reasonable modification is requested.

5. Provide *Reasonable Accommodation* (ADA Title II – 28 CFR Part 35.140(a)) to qualified employees with disabilities. This requirement may include modifying work schedules, job restructuring, and making facilities used by employees readily accessible to an employee with a disability, or moving the employee, if possible without compromising job responsibilities, to an accessible location.

   The Town's Personnel Policies do contain some non-discrimination language including non-discrimination against people with disabilities. However, they do not contain any policies, protocols, or procedures about reasonable accommodations (how they are to be requested, how they are to be considered, how they are to be provided, how they are to be evaluated for effectiveness, and how they will be paid for). It is also not clear in the Personnel Polices whom has the authority to make decisions about reasonable accommodations.
   The Collective Bargaining Agreements for the Police, Fire, and Public Works that were made available are completely silent about ADA Compliance or policies and procedures that flow from that.

   It is recommended that the Town's collective bargaining agreements be amended when they are renegotiated to include language acknowledging that the agreements and the personnel

policies included within are to be in compliance with the ADA, and that specific ADA grievance procedures are included in them. Further decision-making authority for Title I reasonable accommodations must be clearly delineated (i.e. is it the Human Resource Director, the ADA Coordinator of the Town, the head of department or chief, or the First Selectman?).

IHCD recommends that the Town of Ridgefield becomes familiar with the excellent free national resources from the *Job Accommodation Network* (https://askjan.org).

6. Provide *Auxiliary aids and services* (ADA Title II – 28 CFR Part 35.160) to ensure effective communication with people with disabilities. This provision requires ADA Title II entities to take steps to ensure that communication with members of the public and employees with disabilities is as effective as communication with others. This requirement may include but is not limited to providing sign language interpreters, providing Computer-Assisted-Real-time-Translation (CART), written materials for persons who are deaf or have difficulty hearing, braille or large print information or information in digital format for people who are blind or have difficulty seeing.

   There is no evidence that the Town has failed to provide Effective Communication when required.

   Finally, ensure that the Town's website and other web-based services are accessible to people with disabilities. It is the Department of Justice's positon that when services are provided on a website, those services too must be made accessible. The website should be considered a "program" of the Town. (See web accessibility report).

III. Summary of the Evaluation of Facilities

The analysis of existing conditions that encompasses the body of this evaluation is based on observations and documentation completed by IHCD team during site visits. This accessibility survey included the following facilities:

Town Facilities		
Town Hall	American Legion Post	Bailey Avenue Parking Lot
Town Hall Annex	Public Works Facility - Garage 1	Parks & Rec Center
Police Headquarters	Peter Parley Red School House	Founders Hall Senior Center
Fire House Headquarters	Scale House	The Teen Barn*
Fire House II	Recycle Center	Schlumberger Property*
Town Library	Theater Barn*	Golf Course

Lounsbury House*	Guild of Artists*	Ridgefield Playhouse*
Venus Municipal Building	Emergency Operations Center	Shooting Range
Yanity Gym	Governor's Street Parking Lot	Branchville RR Station*

*These buildings are rented to private or not-for-profit organizations.

IHCD also surveyed the following school buildings:

School Buildings	
Barlow Mountain Elementary School*	Tiger Hollow Football Stadium (RHS)*
Barlow Mountain Elementary School Pool / Ridgefield Aquatic Club	Veterans Park Elem School*
Scotland Elementary School*	East Ridge Middle School*
Branchville Elementary School*	Scotts Ridge Middle School*
Farmingville Elementary School*	Ridgefield High School
Ridgebury Elementary School*	Ridgefield Alternative High School

*Supplemental information for these schools was obtained by an additional survey.

In addition to the previously mentioned facilities, IHCD also surveyed the following parks/outdoor facilities:

Parks/Outdoor Facilities		
Aldrich Park & Field	Governor Park & Ciuccoli Field	Scalzo Field
Ballard Park	Martin Park Beach	Serfillipi & Fitzgerald Fields
Bark Park Dog Park	Rail Trail	Shadow Lake Field
Cass Gilbert Fountain	Richardson Park	Sturges Park
Community Garden	Sachem Park & Field	Veterans Park Ballfields

In addition, IHCD surveyed two municipal parking lots: Governor's Street Parking Lot and Bailey Avenue Parking Lot. A survey of the downtown sidewalks was also performed.

Building Facilities Overview

Under Title II of the ADA, the Town of Ridgefield 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 services, programs 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 services, programs, and activities to qualified individuals with disabilities in the most integrated setting appropriate.

IHCD recommends the following improvements at the Town facilities:

Town Hall

- Provide compliant handrails at the ramp leading to the main entrance.
- Ensure the walkways around the Town Hall have compliant running slopes.
- Provide compliant parking spaces and access aisles.
- Provide the required minimum distance at the vestibule doors at the main entrance.
- Provide accessible door hardware. Ensure the maneuvering clearance at doors is maintained at all times.
- Provide compliant men's and women's toilet rooms.
- Provide the required top and/or bottom handrail extensions at stairs.
- Provide compliant accessible service counters.
- Provide accessible work surfaces (with knee and toe clearance).

- Provide compliant designation and egress signs (with raised characters and braille).
- Provide directional signs at the inaccessible toilet rooms to the accessible toilet rooms.

Town Hall Annex

- Renovate exterior accessible routes (from parking to main accessible entrance).
- Provide compliant car and van accessible spaces and ensure the parking lot is maintained in operable working condition.
- Provide compliant door hardware and ensure the maneuvering clearance is maintained at all doors.
- Renovate toilet rooms.
- Provide compliant egress signs (designation, exit and directional signs).
- Provide accessible service counters (Zoning Map room)
- Provide compliant drinking fountains for seated and standing users.
- Provide compliant handrails at emergency egress stairs.

Police Headquarters

- Provide a compliant exterior ramp.
- Renovate vestibule doors (main entrance).
- Provide fully accessible men's and women's toilet room (1st floor) and compliant accessible single user toilet rooms (2nd floor).
- Renovate toilet room.
- Provide compliant door hardware and ensure the required maneuvering clearance is maintained at all doors.
- Provide compliant handrails at both sets of stairs.
- Provide compliant service counters.
- Provide complaint signage (designation, egress and directional signs).
- Detention Area:
  - Provide men's and women's accessible holding cells.
  - Provide accessible toilet facilities.
  - Provide a compliant single-user toilet room (toilet near the holding cells).

Note: Since there is no elevator in the building, there is no accessible vertical access to the second floor where the training room is located. Provide an elevator to ensure an accessible route is provided to the training room.

Fire House Headquarters

- Renovate parking lot.

- Provide an accessible route to the main entrance (switchback ramp).
- Ensure the 36" minimum width is maintained at the interior accessible routes.
- Provide compliant egress and designation signs (with raised characters and braille).
- Provide compliant doors (minimum width, hardware and threshold). Ensure the maneuvering clearance is maintained at all doors.
- Renovate toilet rooms and provide a compliant accessible toilet room at the single-user toilet room in the engine area.
- Provide an accessible service counter.
- Provide compliant signage (designation, egress and directional signage).

Note: since there is no elevator in the building, there is no accessible vertical access to the training room on the second floor.

Fire House II

- Provide a van accessible parking space.
- Provide a compliant threshold at the main entrance and ensure the door to the single-user toilet room has at least 32" minimum width.
- Provide an accessible single-user toilet room.

Town Library

- Provide compliant designation and egress signs (with raised characters and braille).
- Provide an assistive listening system in the multi-use Technology Center.
- Provide compliant egress signage (with raised characters and braille). Ensure signs at the accessible toilet rooms contain the International Symbol of Accessibility (ISA).
- Ensure the 36" minimum clear width at the accessible route is maintained at all times.
- Relocate objects that protrude into the circulation path.

Yanity Gym

- Provide a compliant exterior accessible route.
- Provide a compliant men's shower, locker and toilet room.
- Provide compliant egress signs (with raised characters and braille).

American Legion Post

- Provide a ramp to make the main entrance accessible. Ensure threshold is not higher than ½" height.
- Provide an accessible single-user toilet room. Ensure door hardware is accessible.
- Provide a sink (with knee and toe clearance).
- Provide a van accessible parking space.

- Provide an accessible route to the informational waysides.
- Provide compliant directional signs.

Public Works Building – Garage 1

- Provide a compliant threshold at the entrance door.
- Provide compliant toilet rooms. Ensure compliant door hardware is provided and maneuvering clearance is maintained at the door (women's toilet room).
- Provide compliant designation signs (with raised characters and braille).
- Provide a van accessible parking space.

Scale House

- Provide an accessible service counter.

Recycle Center

- Ensure the accessible parking space is no steeper than 1:48 (2.08%) in all directions.

Emergency Operations Center

- Provide a tactile exit sign at the emergency exit (with raised characters and braille).
- Provide a drinking fountain for a seated user and provide cane protection at the standing-height drinking fountain.
- Ensure the toilet room is fully accessible.

Peter Parley Red School House

- Provide an accessible route to the Schoolhouse (wooden ramp).
- Provide a door with at least a 32" minimum width.

Parks and Recreation Center

- Provide accessible routes to all outdoor features along the trail surrounding the Recreation Center and the Senior Center.
- Provide compliant accessible parking spaces (access aisles, running slopes and identification signs).
- Provide compliant egress and designation signage (with raised characters and braille). Ensure the inaccessible exits have directional signs to the accessible exits.
- Provide an accessible route to the play areas.
- Ensure locker rooms have accessible features (compliant seat in the roll-in shower, compliant transfer seat at the transfer shower, a compliant bench at the changing area and benches with backrest).

- Ensure the maneuvering clearance is maintained at all doors including doors to toilet rooms.
- Ensure a clear floor space for transfer is provided at the exercise machines.
- Ensure objects do not protrude into the circulation paths.

Founders Hall Senior Center

- Provide a compliant curb ramp.
- Provide compliant grab bars at the toilet rooms.
- Provide compliant egress signage (with raised character and braille).
- Provide a drinking fountain for standing users (both floors).
- Provide a sink with knee and toe clearance (art room).

Golf Course

- Provide compliant accessible parking spaces.
- Provide a compliant maneuvering clearance (landing) at the restaurant entrance. Ensure thresholds to the pro shop (1st floor) and restaurant (2nd floor) are compliant.
- Provide compliant toilet rooms.
- Provide accessible dining surfaces at the high tables, bar and at the outdoor deck seating area at Odeen's Barbeque Restaurant.
- Provide a compliant drinking fountain for a standing user (between holes 4 and 8) and a drinking fountain for a seated user (the wooded and swamp area). Ensure the drinking fountains are on an accessible route.
- Provide accessible service counters at the restaurant walk-up order window and at the starter's area.

Shooting Range

- Provide accessible single-user toilet rooms.
- Ensure compliant designation signage is provided (with raised characters and braille).
- Provide an accessible emergency exit. Ensure there is accessible door hardware.
- Provide a compliant work surface in the firing range with knee and toe clearance.

Governor Street Town Parking

- Provide a curb ramp at the route leading to the Boys and Girls Club.
- Provide the required number of car accessible spaces. Ensure accessible parking spaces have accessibility features (including access aisles and identification signs).
- Provide an accessible portable toilet. Ensure it is on an accessible route.

Bailey Avenue Parking Lot

- Ensure the accessible parking spaces have a 1:48 (2.08%) maximum cross slope in all directions.
- Ensure accessible parking identification signs with the International Symbol of Accessibility (ISA) are mounted at the minimum required height.

Buildings Rented to Private Entities by the Town

Title II applies to all programs, services and activities provided or operated by the Town of Ridgefield. The Town has in its portfolio properties that are being rented to other entities. Since the Town of Ridgefield owns these properties and leases spaces to other entities, they were included in the Town's Self - Evaluation. However, the Town is not responsible for the programs services and activities run at the following properties:

Lounsbury House
Theater Barn
Guild of Artists
Schlumberger Property
Ridgefield Playhouse
The Teen Barn
Branchfield Train Station

IHCD strongly recommends that the Town of Ridgefield ensure by contract the programs at its rented/leased properties be operated in a manner that enables the Town to meet its Title II obligations even though those programs are not subject to Title II requirements.

Lounsbury House

- Provide compliant accessible routes to all the amenities in the site.
- Provide compliant accessible parking spaces.
- Provide compliant door hardware. Ensure all doors provide the minimum required clear width.
- Provide compliant toilet rooms.
- Provide an accessible route to the playground. Ensure an accessible route to all play components is provided.
- Provide compliant designation, directional and egress signage (with raised characters and braille).
- Provide compliant handrails on all interior and exterior stairways.

- Relocate objects so they do not protrude into the interior circulation routes.

Note: There is not an accessible route to the basement level where the kindergarten program is located.

Venus Municipal Building

- Provide compliant accessible parking spaces.
- Provide a drinking fountain for seated users (basement and second floor).

Theater Barn

- Provide a van-accessible parking space.
- Provide compliant exterior accessible routes (pathway leading to a basement-level egress door from Halpin Lane).
- Provide compliant thresholds (main entrance and at the egress door on the north side of the first floor of the theater).
- Provide an accessible toilet room and an accessible shower (basement area). Ensure the single-user toilet room on the first floor has accessibility features.
- Provide compliant designation and egress signs (with raised characters and braille).
- Provide compliant directional signs.
- Provide a compliant sink in the basement (with knee and toe clearance).
- Provide accessible service counters.
- Provide accessible door hardware throughout the building.

Note: There is not an accessible route between the first floor and the basement where the performers get ready.

Guild of Artists

- Provide a compliant van accessible parking space.
- Provide compliant thresholds at exterior doors.
- Provide at least one accessible single-user toilet room (1st floor) and ensure that doors have a 32” minimum clear width (2nd floor).
- Provide an accessible service counter.
- Provide compliant designation and directional signage signs (with raised characters and braille).

Note: Since there is no elevator in the building, there is no accessible vertical access to the second floor where the studio space is located.

Schlumberger Property

- Provide fully accessible toilet rooms.
- Provide compliant accessible dining surfaces (with knee and toe clearance) in the lower level lobby.
- Provide at least one accessible picnic table (courtyard).
- Ensure stairs have closed risers and handrails are mounted at the correct height.
- Provide a compliant service counter (box office).
- Provide compliant accessible wheelchair spaces inside the auditorium.
- Provide emergency egress signs (with raised character and braille).
- Ensure the mat located at the exit near the dressing room is securely attached.

Ridgefield Playhouse

- Provide compliant accessible car and van accessible spaces.
- Provide a compliant exterior ramp.
- Provide compliant men's and women's toilet rooms.
- Provide a drinking fountain for seated users.
- Provide an assistive listening system (for non-movie performances).
- Provide compliant egress signage (with raised characters and braille).
- Provide an accessible bar service counter.

The Teen Barn

- Provide accessible picnic tables (near the side entrance). Ensure the picnic tables are located on an accessible route.
- Provide an accessible kitchen and ensure the sink provides the required knee and toe clearance positioned for a forward approach.
- Provide fully accessible toilet rooms.
- Provide compliant emergency egress signs (with raised character and braille).
- Ensure the mats located at the main entrance are securely attached.

Branchville RR Station

- Provide handrail extensions at the ramp leading to the boarding platform.
- Provide compliant accessible parking spaces.
- At the Whistle Stop Bakery:

- Provide door hardware that is operable with a closed fist (main entrance and toilet room) and ensure the threshold at the main entrance to the bakery is no higher than ½".
- Provide an accessible single-user toilet room. Provide a designation sign (with raised character and braille) at the single-user toilet room.

School Buildings

Barlow Mountain Elementary School

- Provide the required number of van accessible spaces. Ensure accessible parking spaces have compliant access aisles.
- Provide an accessible route to the stage in the cafeteria.
- Ensure the minimum 36" width at many locations, including classrooms is maintained.
- Provide compliant boy's and girl's multi-user toilet rooms.
- Remove storage from the single-user toilet rooms at the nurse's office and some classrooms to maintain the required maneuvering clearance.
- Provide compliant dining and work surfaces (with knee and toe clearance for children).
- Provide compliant sinks (with knee and toe clearance) in the classrooms. Ensure that no item is stored in the clear floor space under the sinks.
- Provide tactile designation signs (with raised characters and braille) at emergency exits.
- Provide a drinking fountain for a standing user.
- Provide a compliant service counter.
- Renovate and provide accessible routes to exterior school amenities.
- Provide a curb ramp at the crosswalk near the northeast parking lot and leading to the basketball court.
- Provide an accessible picnic table located on an accessible route at the north side playground.
- Provide the required pull-side maneuvering clearance at the gate leading to the west side playground.
- Provide an accessible portable toilet located on an accessible route. (On the day of the survey the portable toilet was at the northeast end of the school grounds.)
- Maintain the accessible route within playgrounds.

Barlow Mountain Elementary School Pool / Ridgefield Aquatic Club

- Provide an accessible route to upper level (lift).
- Provide compliant handrails at stairs.
- Provide egress sign at the emergency exit doors (with raised characters and braille).

- Provide an accessible service counter.

Branchville Elementary School

- Provide a compliant ramp at the exit near the cafeteria.
- Ensure the minimum 36” width at many locations, including classrooms, is maintained.
- Provide compliant accessible boys and girls multi-user toilet rooms.
- Provide accessible single-user toilet rooms at the nurse’s office and the K2 classroom.
- Provide egress signs at emergency exits (with raised characters and braille).
- Provide compliant work surfaces (with knee and toe clearance for children).
- Provide compliant sinks (with knee and toe clearance) in the classrooms and in the nurse’s office. Relocate trash cans to ensure the knee and toe clearance is maintained.
- Provide a compliant van accessible parking space.
- Provide a compliant service counter.
- Renovate and provide accessible routes to exterior school amenities.
- Maintain the accessible route within playgrounds.
- Provide accessible picnic tables located on an accessible route by the garden and by the K to 2nd grade playground.

East Ridge Middle School

- Provide a compliant van accessible parking space. Ensure identification signs with the International Symbol of Accessibility (ISA) are located at the minimum height required.
- Provide a compliant ramp leading to the courtyard.
- Provide compliant curb ramps.
- Ensure the minimum 36” width at many locations, including classrooms, is maintained.
- Ensure that objects do not protrude into the circulation paths.
- Provide an accessible route to the auditorium stage. Ensure an assistive listening system is provided.
- Provide compliant toilet rooms.
- Provide an accessible portable toilet (near the fields).
- Provide compliant dining and work surfaces (with knee and toe clearance).
- Provide compliant sinks (with knee and toe clearance) Ensure the clear floor space at the sinks is maintained at all times.
- Ensure the maneuvering clearance at doors is maintained in all classrooms. Ensure the minimum door opening force is maintained.
- Provide accessible service counters.
- Provide compliant egress signage (with raised characters and braille).

- Renovate and provide accessible routes to exterior school amenities.
- Provide accessible picnic tables located on an accessible route near the concession stand, by the north side baseball field and by the football field.
- Provide accessible portable toilets located on an accessible route by the basketball court and by the north side baseball field.
- Renovate curb ramps on the walkway by the routes to the north side and south side athletic fields.

Farmingville Elementary School

- Provide an accessible route to the stage.
- Provide compliant sinks (with knee and toe clearance) in classrooms.
- Provide compliant toilet rooms.
- Provide complaint designation signage (raised characters and braille)
- Provide accessible work surfaces in classrooms (with knee and toe clearance).
- Provide complaint door hardware.
- Provide an accessible service counter.
- Provide drinking fountains for standing users.
- Provide a complaint van accessible parking space.
- Renovate and provide accessible routes to exterior amenities including considering a ramp at the terrain incline nearest to the boundary of sport activity on the north side of the multipurpose fields.
- Provide an accessible route within the garden.
- Provide an accessible route to the swing set area in the east side playground and at the entrance that is located at the east end of the west side playground.
- Maintain the accessible route within the playgrounds including renovating the ramp to a play structure in the east side playground.
- Provide one (1) accessible picnic table with knee and toe clearance at the southeast corner of the school and one (1) accessible picnic table with knee and toe clearance near the east side playground.
- Provide an accessible portable toilet located on an accessible route by the parking lot entrance near the east side playground.
- Renovate the landing to provide maneuvering clearance at the gate from the north parking lot towards the east side playground.

Ridgefield Alternative High School

- Provide compliant men’s and women’s multi-user toilet rooms.
- Provide a compliant kitchen sink (with knee and toe clearance).

- Provide an interior accessible route to the lowered teaching area.
- Provide compliant door hardware.
- Provide compliant egress signs (with raised characters and braille).

Ridgefield Elementary School

- Ensure the minimum 36” width at many locations, including classrooms, is maintained.
- Ensure the maneuvering clearance at doors is maintained in all classrooms.
- Ensure the clear floor space in the accessible toilet room in the Nurse’s Office is maintained.
- Provide compliant egress exit signs (with raised characters and braille).
- Ensure directional signs to the accessible emergency exits are provided.
- Provided accessible dining and work surfaces (with knee and toe clearance for children).
- Provide compliant sinks (with knee and toe clearance) in classrooms.
- Provide a cane detectable barrier at the standing height drinking fountain.
- Provide a platform lift to the stage that is independently operable.
- Ensure mats throughout the school are securely attached to the floor.
- Renovate and provide accessible routes.
- Renovate routes within playgrounds.
- Renovate the exterior landing to provide maneuvering clearance at the egress door near the basketball court.
- Provide accessible egress door hardware.
- Provide complaint handrail extensions at the top and bottom of the stairway between northeastern parking areas.
- Provide an accessible portable toilet at an accessible location and ensure the inaccessible portable toilet seen on the day of the survey is not left in an accessible parking space access aisle.
- Locate the buddy bench near the southwest side playground on an accessible route.

Ridgefield High School

- Provide the required number of van accessible parking spaces (student parking lot). Ensure identification signs are mounted at the minimum height required.
- Provide compliant signage (with raised characters and braille).
- Ensure all doors in the school have the minimum 32” width.
- Provide accessible work surfaces (with knee and toe clearance).
- Ensure the clear floor space at sinks in classrooms is maintained at all times (health office, the culinary studio, the ceramics studio and in science labs).
- Provide an assistive listening system (auditorium).

- Ensure emergency showers in the science labs have controls mounted within reach range.
- Ensure the clear floor space at lab showers and eyewash stations is maintained at all times.
- Provide an accessible toilet compartment at the multi-user toilet rooms in the boy's and girl's locker rooms.
- Ensure all toilet rooms have the required accessibility features (grab bars, accessible faucet hardware, accessible shower, etc.).

Scotland Elementary School

- Provide the required number of accessible car and van accessible parking spaces.
- Provide an accessible route to the stage in the cafeteria.
- Ensure the minimum 36" width at many locations, including classrooms, is maintained.
- Ensure that objects like paper towel dispensers or AED do not protrude into the circulation paths.
- Provide doors with hardware that does not require tight grasping, pinching, or twisting of the wrist.
- Ensure that the maneuvering clearance at doors is maintained at all times.
- Provide accessible single-user toilet rooms (nurse's office, kindergarten classroom, and OT/PT room).
- Provide fully accessible multi-user toilet rooms.
- Provide doors that have a 32" minimum clear width.
- Provide compliant designation signage (with raised characters and braille).
- Provide accessible dining and work surfaces (with knee and toe clearance for children).
- Provide compliant sinks in the classrooms (with knee and toe) clearance.
- Provide drinking fountains for standing users.
- Ensure mats are securely attached to the floor.
- Renovate and provide accessible routes to garden, softball field, soccer field, gaga ball pit, playground, etc.
- Renovate curb ramps near the main school entrance.
- Provide an accessible picnic table located on an accessible route near the playgrounds.
- Provide an accessible route within the garden.
- Provide an accessible entrance to the gaga ball pit.
- Ensure the surface is maintained at the routes through the basketball courts.
- Maintain the accessible route within the playgrounds.

Scotts Ridge Middle School

- Provide compliant curb ramps.

- Ensure the minimum 36" width at many locations, including classrooms, is maintained.
- Ensure that objects like paper towel dispensers or AED do not protrude into the circulation paths.
- Ensure that the maneuvering clearance at doors is maintained at all time.
- Ensure the opening force at doors will not exceed the maximum allowed.
- Provide fully accessible toilet rooms.
- Provide compliant designation signage (with raised characters and braille). Ensure accessible toilet room signs have the International Symbol of Accessibility (ISA).
- Provide compliant work surfaces (with knee and toe clearance for children).
- Provide compliant sinks (with knee and toe clearance).
- Provide a cane-detectable barrier at the drinking fountains for standing users.
- Ensure mats are securely attached to the floor.
- Renovate and provide accessible routes to exterior school amenities.
- Provide a curb ramp near the entrance to the ropes course.
- Provide an accessible portable toilet located on an accessible route near the soccer field.
- Renovate the curb ramp near the soccer field.

<u>Tiger Hollow Football Stadium (RHS)</u>

- Ensure the accessible parking spaces have a maximum 1:48 (2.08%) cross slope in all directions. Ensure the accessible parking spaces have the required identification signage.
- Provide compliant thresholds at all doors.
- Provide compliant toilet rooms.
- Provide accessible lockers in the locker rooms.
- Provide compliant designation signs (with raised characters and braille). Ensure designation signs are located on the latch side of the door.
- Provide an accessible service counter at the concession stand.
- Renovate and provide accessible routes to exterior amenities including the softball fields, batting cage, bleachers, picnic table, locker room to field, discus, shotput, etc.
- Provide a cane-detectable barrier under the eaves located at the east side softball field dugout.
- Provide a compliant ramp to the soccer field.
- Provide a new complaint ramp to the tennis courts.
- Provide an accessible picnic table located on an accessible route near the tennis courts.
- Provide an accessible portable toilet located on an accessible route near the multipurpose field.

- Provide required 18” min. pull-side maneuvering clearances at the tennis court gate (ground surface is not stable, firm and slip resistant).
- Reduce excessive slopes to provide compliant maneuvering clearance at the gate to the vending machine area from a Tiger Hollow accessible parking space.
- Provide an exterior platform lift, ideally with a top cover, by the entry to the locker rooms and the upper vending area of the building located by Tiger Hollow Stadium.

<u>Veterans Park Elementary School</u>

- Provide an accessible route to the area where the Kindergarten classes are located.
- Ensure the minimum 36” width at many locations, including classrooms, is maintained.
- Ensure that objects like paper towel dispensers or AED do not protrude into the circulation paths.
- Ensure the maneuvering clearance at all doors is maintained.
- Provide doors with at least 32” minimum width.
- Provide an accessible single-user toilet rooms (kindergarten classroom and health room).
- Provide compliant lavatories (with knee and toe clearance).
- Provide compliant signs (with raised characters and braille). Ensure signs are located on the latch side of doors.
- Provide compliant dining and work surfaces (with knee and toe clearance for children).
- Provide compliant sinks in classrooms (with knee and toe clearance).
- Provide an accessible service counter in the main office.
- Provide the required number of accessible wheelchair spaces at the auditorium.
- Provide compliant drinking fountains for seated users.
- Ensure mats are securely attached to the floor.
- Renovate and provide accessible routes to outdoor amenities including to the garden, softball fields, swing sets, soccer field, gaga ball pit, etc.
- Provide a curb ramp near the north side playground gate.
- Provide an accessible picnic table located on an accessible route near the playgrounds.
- Provide an accessible portable toilet located on an accessible route at the Governor Street entrance to the softball field.
- Provide the required maneuvering clearances at the north side playground and garden gates.
- Maintain the accessible route within the playgrounds.

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.[2]

IHCD recommends the following improvements at the Town Park / Outdoor Areas:

Aldrich Park

- Provide an accessible route to the boundary of the area of sport activity (baseball field). Ensure all amenities in the park are connected to an accessible route.
- Provide a compliant van accessible parking space.
- Provide a compliant single-user toilet room. Provide designation signage and accessible door hardware.
- Provide accessible spaces at team seating (dugouts).
- Provide accessible spaces at sideline seating (bleachers).
- Provide an accessible picnic table.

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

Ballard Park

- Provide compliant walkways.
- Provide an accessible route to all park amenities.

Bark Park Dog Park

- Provide a compliant van accessible parking space.

Cass Gilbert Fountain

- Repair the change in level on the path leading to the Fountain.
- Ensure that the transition from curb ramps to street are flush. Ensure curb ramps are maintained in operable working condition.

Community Garden

- Provide a compliant curb ramp (curb ramp to the parking lot). Ensure the transition from curb ramp to street is flush.
- Provide compliant accessible routes to all amenities.
- Provide a compliant van accessible space.
- Provide a water spigot for watering plants that does not require tight grasping, pinching, or twisting of the wrist.

Governor Park & Ciuccoli Field

- Provide an accessible exterior access route from the parking lot to all park amenities.
- Provide compliant accessible parking spaces.
- Provide a firm, stable and slip resistant surface under and between play components in the playground.
- Provide an accessible drinking fountain (skate park).
- Provide an accessible service counter at the concession stand and at the skate park.
- Provide a fully accessible men's toilet room.
- Provide an accessible picnic table (with knee and toe clearance).
- Provide an accessible portable toilet.
- Provide clear floor spaces adjacent to bleachers and benches.

Martin Park Beach

- Provide accessible parking spaces.
- Provide an accessible route to all park amenities.
- Provide an accessible beach access route to the normal recreation water level of the beach.

- Provide compliant accessible toilet rooms.
- Provide an accessible picnic table (with knee and toe clearance). Ensure the picnic table is on an accessible.
- Provide a compliant bench (changing area).

Rail Trail

- Provide a compliant van accessible parking space (parking lot by the Theater Barn and Guild of Artists).
- Locate dog waste bag dispensers on an accessible route. Ensure bag dispensers are mounted within reach range.
- Locate wayside on an accessible route.

Richardson Park

- Provide a marked access aisle and an identification sign at the unpaved parking.
- Provide a sign (by the parking lot) directing visitors to other accessible parks with comparable amenities in Ridgefield.

Scalzo Field

- Provide an accessible route from the parking lot to the baseball field, team dugout and fan seating.
- Provide a van accessible space.
- Provide an accessible portable toilet. Ensure the accessible portable toilet is on an accessible route.
- Provide an accessible picnic table (with knee and toe clearance).

Sachem Park & Field

- Provide an accessible route from the parking lot to the softball field and to team seating.
- Provide a compliant van accessible space.
- Provide a clear floor space adjacent to the bench at the team seating area.

Serfillipi & Fitzgerald Fields

- Provide an accessible route to all amenities in the fields. Ensure existing routes are compliant.
- Provide accessible spaces at team seating (all four dugouts).
- Provide accessible spaces at sideline seating (bleachers, Serfilippi Field).
- Provide a compliant accessible parking space (both parking areas).
- Provide an accessible picnic table.

- Provide a designation sign at the single-user toilet room.

Shadow Lake Field

- Provide an accessible route to all park amenities. Ensure the route to the dugout (east side of the field) is maintained in operable working condition.
- Provide a van accessible parking space.
- Provide an accessible picnic table.
- Provide an accessible portable toilet.

Sturges Park

- Provide an accessible route to all park amenities.
- Provide an accessible route to at least one of the Lean Tos.
- Provide compliant van accessible spaces.
- Provide accessible picnic tables (with knee and toe clearance).
- Provide compliant signage at the accessible portable toilet at an outhouse, and at the accessible entrance at a secondary Camp House entrance.

Veterans Park

- Provide accessible routes to at least one of the softball and soccer fields.
- Provide clear floor spaces at the softball field's team and sideline seating.
- Provide an accessible portable toilet.
- Ensure the cross slope at the van accessible parking space is 1:48 (2.08%) maximum in all directions.

Reference List:

Federal Laws:

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

State Law: International Building Code (IBC) 2003, Chapter 11 which references ICC/ANSI A117.1 – 2003 as amended by the State Building Code.

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: 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

Ridgefield
CONNECTICUT

Town of Ridgefield, Connecticut

March 2022







Town Buildings

Prepared by the

Institute for Human Centered Design

Bailey Avenue Parking Lot



Town of Ridgefield
ADA Transition Plan

February 2020
Updated February 2021

Institute for Human Centered Design

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Bailey Avenue Parking Lot

Background

Bailey Avenue Parking Lot is a municipal parking lot adjacent to a variety of stores and dining establishments. The lot is bordered by Bailey Avenue on the south and east sides, and by Main Street on the west side. There is an entrance at the southeast end of the lot off Bailey Avenue, and an exit at an alley between two buildings that connect to Main Street.

The lot has 125 public spaces overall including four (4) car accessible parking spaces and one (1) van accessible parking space. Two (2) of the accessible spaces are at the south end of the lot, while the remaining three (3) accessible spaces are more centrally located. The public parking spaces offer both two and three hour parking.

Key Accessibility Issues

<u>Accessible Parking Spaces</u>
Accessibility issues with the accessible parking spaces include two accessible spaces and access aisles with cross slopes greater than the maximum slope allowed. Additional issues include lack of a sign with the designation “Van Accessible” at the van accessible parking space, and identification signs with the International Symbol of Accessibility (ISA) that are mounted lower than the minimum height required.

Order of Magnitude Cost Estimates

- Miscellaneous corrective actions (renovate accessible parking spaces): $826

Total: $826*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Inclusive Design

It is important to note that best practice or inclusive design recommendations are not required by state or federal law, but they would greatly enhance the usability of the parking lot for all users.

- Recommend creating an accessible route to the walkway by the Terrasole Restaurant by removing one parking space and regrading the route to 1:20 (5.00%) max. running slope and 1:48 (2.08%) max. cross slope.

- Recommend providing a 36" min. wide striped pedestrian walkway along the alley from the parking lot to Main Street to

separate pedestrians from vehicular traffic exiting the parking lot.

Bailey Avenue Parking Lot

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
	A. Approach and Entrance										
		C. Off-Street Parking Lot or Garage									
1	Central Accessible Spaces	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" Sign < 60" above finished grade	120 4 1 - 36"	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.6 ADA 2010: 502.6	Add a sign with the designation "Van Accessible" to the sign located at the van accessible space. (Space furthest to right in this photo.) Locate sign with International Symbol of Accessibility (ISA) at both spaces with the bottom of the sign 60" above the ground. (Cost based on a "Van Accessible" sign.)	1
2	Accessible Space Near Peterson Chiropractic Offices, Northeast Corner of Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Running or cross slope at space > 1:48 (2.08%)	4%	ADA 2010: 502.4	Reduce running or cross slope to be no steeper than 1:48 (2.08%).	1
3	Parking Near Bailey Avenue Entrance, Southwest Corner of Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Running or cross slope at access aisle > 1:48 (2.08%)	5%	ADA 2010: 502.4	Reduce running or cross slope to be no steeper than 1:48 (2.08%). (Cost based on asphalt to correct slope.)	1
	Z. Best Practice										
		Off Street Parking Lot or Garage									
4	Alleyway to Main Street by Southwest Corner of Parking Lot	Ext.		Off Street Parking Lot or Garage	N/A				o values defined>	Note: This alley is both a pedestrian and vehicle route to Main Street. Recommend providing a 36" min. wide striped pedestrian walkway along alley to separate pedestrians from vehicular traffic heading toward Main Street.	1

Bailey Avenue Parking Lot

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
				Off-Street Parking Lot or Garage							
5	By TerraSole Restaraunt	Ext.		Off-Street Parking Lot or Garage	N/A				o values defined>	Recommend creating an accessible route to the walkway by the Terrasole Restaurant by removing one parking space and regrading the route to 1:20 (5.00%) max. running slope and 1:48 (2.08%) max. cross slope.	1

Branchville Train Station



Town of Ridgefield

ADA Transition Plan

May 2019

Updated February 2021

Institute for Human Centered Design

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Branchville Train Station

Year Built: 1905

Background

Branchville Station is a commuter rail stop located in the Branchville area of Ridgefield between the Ethan Allen Highway and Branchville Road. The Station has one three-car-long high-level platform next to the track. The accessible route to the boarding platform is via a ramp located on the west side of the platform next to the stairs. The Station House was built in 1905 and is now occupied by the Whistle Stop Bakery.

The parking lot is located to the west of the platform; there are 168 parking spaces including five (5) accessible spaces and two (2) EV spaces.

Key Accessibility Issues

Exterior Ramp

Accessibility issues include lack of required handrail extensions at the ramp leading to the boarding platform.

Parking

Accessibility issue include lack of a car accessible parking space, access aisle and sign, lack of an access aisle at one of the car accessible parking spaces, an access aisle that is narrower than the minimum required at the van accessible parking space, and signs mounted lower than the minimum required at five (5) accessible spaces.

Accessibility Issues at the Whistle Stop Bakery include:

- Lack of hardware that is operable with a closed fist (main entrance and toilet room) and an excessive threshold at the main entrance to the bakery.
- Lack of a compliant accessible dining surface.
- Lack of an accessible single-user toilet room.
- Lack of a designation sign at the single-user toilet room.

Order of Magnitude Cost Estimates

- Provide compliant doors (maneuvering clearance, door hardware, thresholds): $2,559
- Provide an accessible single user toilet room: $12,302
- Miscellaneous corrective actions (parking, dining surface, handrail, signage, etc.): $ 2,407

Total: $17,268*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

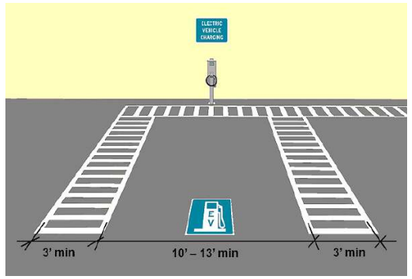
Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Universal Design

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

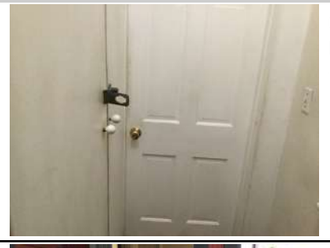
- At the electrical vehicles parking spaces, recommend providing an accessible route on both sides of the vehicle

space that connects to the charging station for easier access. (See attachment).



- The gap between the platform and the train exceeds the required minimum gap. Recommend having a bridge plate designed to eliminate the excessive gap between the platform and the train available at the station.

Branchville Train Station

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
	C. Off-Street Parking Lot or Garage											
1	Parking in Front of Platform	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided	-	ADA 2010: 502.3	Provide a marked access aisle that is at least 60" wide.	1	
2	Parking Near Bakery	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 96" wide at van space Sign < 60" above finished grade	76” -	ADA 2010: 502.2 ADA 2010: 502.6	Provide a marked access aisle that is at least 96" wide. Locate sign with the bottom of the sign 60" above the ground.	1	
	B. Access to Goods and Services											
	C. Doors, Doorways, & Gates											
3	Toilet Room in Bakery	1		Doors, Doorways, & Gates	Vestibule		Clear width at door < 32" Maneuvering clearance(s) not provided Hardware not operable with a closed fist	29" - -	ADA 2010: 404.2.3 ADA 2010: 404.2.4 ADA 2010: 309	Widen the door so that 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. See ID #9.	1	
4	Door to Bakery	1		Doors, Doorways, & Gates	Meeting Room		Threshold > 1/2" high	4"	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	Door to Bakery	1		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	
		D. Ramps										
6	Ramp to Platform	Ext.		Ramps	Interior		Handrails do not extend 12" past top & bottom	-	ADA 2010: 505.10.1	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	2	
		H. Signage										
7	Toilet Room in Bakery	1		Signage	Directional		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side. Provide signage with raised characters duplicated in Braille.	1	
		M. Dining or Work Surfaces										
8	Bakery	1		Dining or Work Surfaces	Dining Surface		Top of dining and work surfaces < 28" or > 34"	40”	o values defined>	Provide at least one dining with top between 28"- 34" above the floor and 27" clear height underneath.	1	
		C. Toilet & Bathing Rooms										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
A. Overall Access												
9	Toilet Room in Bakery	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 603.2.1 ADA 2010: 213.3.1	Add an accessible single-user toilet room.	1	
Z. Best Practice												
Boarding Platform												
10	Platform	Ext.		Boarding Platform	N/A		N/A	-	N/A	Recommend having available at the station a bridge plate designed to eliminate the excessive gap at the platform.	1	
Parking Spaces												
11	EV Parking Spaces	Ext.		Parking Spaces	N/A		N/A	-	N/A	See attachment	1	

Emergency Operations Center



Town of Ridgefield

ADA Transition Plan

February 2020
Updated February 2021

Institute for Human Centered Design

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Emergency Operations Center

Background

The Emergency Operations Center is located at 60 Prospect Street, with an entrance on the west side of the Yanity Gym building. The facility includes a meeting room, a kitchen and a toilet room.

Key Accessibility Issues

Drinking Fountain

- Accessibility issues include lack of a drinking fountain for a seated user and lack of cane protection at a standing-height drinking fountain.

Additional Accessibility Issues

- Lack of rear grab bar that is 36” min. long and a flush control that is not located on the open or transfer side in the toilet room.
- Lack of tactile exit sign at emergency exit.

Order of Magnitude Cost Estimates

- Provide a drinking fountain for a seated user and cane protection at the standing fountain: $2,459
- Miscellaneous corrective actions: (36” min. rear grab bar and relocate flush control in toilet room, tactile exit sign, etc.): $1,097

Total: $3,556*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

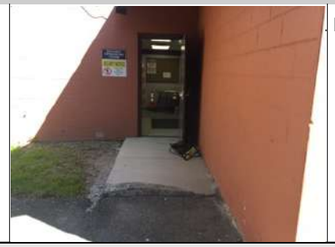
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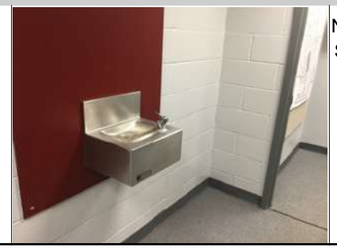
Note: For parking information at this location, see the Town Hall Annex narrative and catalog.

Best Practice and Inclusive Design

It is important to note that best practice or inclusive design recommendations are not required by state or federal law, but they would greatly enhance the usability of the facility for all users.

- Recommend providing a cooktop with knee and toe clearance in the kitchen.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Exterior Entrance	1		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. (Cost based on 3' x 3' concrete patch.)	1	
Access to Goods and Services											
Means of Egress											
2	Emergency Exit	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
Doors, Doorways, & Gates											
3	Kitchen	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	
Operable Parts											
4	Closet	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	65"	Relocate coat hooks so that controls are between 15"- 48" above finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
5	Meeting Room	1		Operable Parts	N/A		Forward reach if obstruction > 20"- 25" deep is > 44" high	59"	Relocate first-aid kit to 44" max. above the finished floor. Recommend position first aid box so it is not above an obstruction.	1	
Toilet & Bathing Rooms											
Toilet Compartment											
6	Toilet Room	1		Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long Flush control not on open side	28" -	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	
Additional Access											
Drinking Fountains											
7	Drinking Fountain	1		Drinking Fountains	N/A		No drinking fountain provided for seated users Standing height fountain does not have cane protection	- -	Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain. Provide a cane-detectable barrier skirt under the high unit.	1	

Fire Dept. Headquarters



Town of Ridgefield

ADA Transition Plan

January 2019
Updated February 2021

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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Fire Department Headquarters

Background

The Ridgefield Fire Department Headquarters is a two-story fire station located at 6 Catoonah Street. Areas accessed by the public include four (4) garage bays (connected by an interior door), a reception area and a single-user toilet room on the first floor, and a training room and two non-accessible multi-user toilet rooms on the second floor.

The main entrance is on the northeast side of the building and is not accessible. There is also a one-step entrance to the engine bay area on the southeast side of the building, and an exit door on the southwest side of the building that connects to a staircase to the second floor.

A small parking area on the northeast side of the building has three spaces used by fire station employees. IHCD was told that the public usually parks at a nearby CVS parking lot.

Key Accessibility Issues

Employee Parking Lot
Lack of a van accessible parking space, and excessive cross slopes (10%) at the three existing spaces.

Entrance
Lack of an accessible entrance to the fire station.

Interior Access Routes
Lack of an accessible route to the training room on the second floor, and routes throughout the building that are narrower than the minimum required due to objects (furniture, equipment, etc.) in the accessible route.

Doors
Accessibility issues include doors that are narrower than the minimum 32” required, lack of maneuvering clearance at doors, high thresholds, and hardware that requires grasping, pinching and twisting of the wrist.

Toilet Rooms
Lack of an accessible toilet room.

Additional Accessibility Issues

- The service counter in the lobby higher than the maximum allowed (44”),
- Lack of directional, designation and egress signage.

Order of Magnitude Cost Estimates

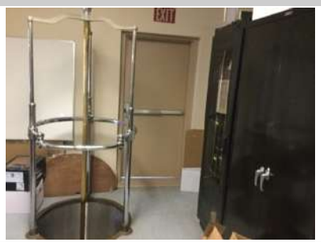
- Provide a van accessible parking space: $1,213
- Provide a ramp to the main entrance: $11,705
- Provide a Limited Use Limited Access (LULA) elevator for second floor access: $65,000
- Renovate doors (widen, lower thresholds, hardware, etc.): $5,358
- Renovate single-user toilet room: $12,302
- Miscellaneous corrective actions (signage, service counter, etc.): $1,070

Total: $96,648*

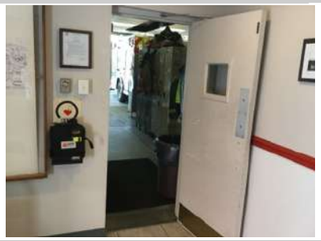
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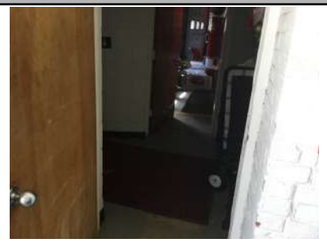
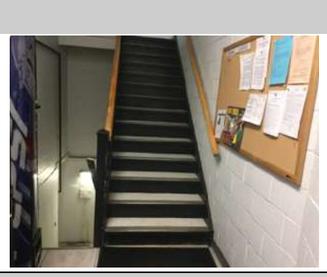
presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Main Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided at entrance. (Cost for a 20' concrete switch-back ramp with a running slope of 10.00% max.)	1	
		C. Off-Street Parking Lot or Garage										
2	Employee Parking	Ext.		Off-Street Parking Lot or Garage	Employee		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:48 (2.08%)	3 - - 10%	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.4	Provide one (1) van-accessible parking space with access aisle and applicable signage. Reduce running or cross slope to be no steeper than 1:48 (2.08%).	1	
	B. Access to Goods and Services											
		B. Interior Access Route										
3	Emergency Exit	2		Interior Access Route	N/A		Route < 36" wide. Braille not provided	28" -	ADA 2010: 703.3	Relocate cabinetry away from the fire-pole opening in order to provide a route that is 36" wide min. Provide sign with braille mounted on latch side of door.	1	
4	Training Room	2		Interior Access Route	N/A		Accessible route not provided	-	ADA 2010: 206.2.4	Install a LULA lift that services second-floor training room. Otherwise, relocate the training room to an accessible location.	1	

Fire Department Headquarters

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
				C. Doors, Doorways, & Gates								
5	Lobby to Engine Garage	1		Doors, Doorways, & Gates	Circulation		Clear width at door < 32"	30"	ADA 2010: 404.2.3	Use offset hinges.	1	
6	Training Room to Stairway	2		Doors, Doorways, & Gates	Classroom		Clear width at door < 32"	29"	ADA 2010: 404.2.3	Widen door to 32" min.	1	
7	Engine Area Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Threshold > 1/2" high	27" 1"	ADA 2010: 404.2.3 ADA 2010: 404.2.5	Widen the door so that there is 32" min. clear width. Alter threshold to be 1/2" high max.	1	
8	Second Garage to Lobby	1		Doors, Doorways, & Gates	Circulation		Threshold > 1/2" high Hardware not operable with a closed fist	4.5" -	ADA 2010: 404.2.5 ADA 2010: 309	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	
9	Stairs to Conference Room	2		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	ADA 2010: 309	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	Remediation Citations	Recommendations	Quantity	
10	Between First and Second Garage	1		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	- 13 lbs.	ADA 2010: 309 ADA 2010: 404.2.9	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	
		D. Ramps										
11	To Lobby From Stairs	1		Ramps	Interior		Running slope >1:12 (8.3%)	9.4%	ADA 2010: 405.2	Reduce running slope to be no steeper than 1:12 (8.3%). (Repair to this element may prove technically infeasible.)	1	
		E. Stairways										
12	Stairs to Conference Room	1		Stairways	Interior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing.	1	
		H. Signage										
13	Engine Area Toilet Room	1		Signage	Designation		Not provided	-	ADA 2010: 216	Locate designation signage with international symbol of accessibility, raised characters and braille on latch side of door. (One new accessible single-user toilet room is provided at this location.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		J. Service Counter										
14	Lobby	1		Service Counter	N/A		Counter > 36" high	44"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	
		C. Toilet & Bathing Rooms										
		A. Overall Access										
15	Stairs to Conference Room	2		Overall Access	Toilet Room		Sign to accessible toilet not provided	-	ADA 2010: 216.8	Provide a directional sign indicating the location of the nearest accessible toilet room.	2	
		C. Single-User Toilet										
16	Engine Area Toilet Room	1		Single-User Toilet	N/A		Exposed plumbing underneath lavatory Clearance at toilet < 60" clear width	- 43"	ADA 2010: 606.5 ADA 2010: 604.3	Provide an accessible single-user toilet room.	1	

Ridgefield Fire Station II



Town of Ridgefield

ADA Transition Plan

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Updated February 2021

Institute for Human Centered Design

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Ridgefield Fire Station II

Background

The Ridgefield Fire Station II is a fire department building located at 116 Old Stagecoach Rd. The building has two floors, but public access is limited to the front entrance, a single-user toilet room on the first floor, and a small parking lot at the back of the building.

Key Accessibility Issues

Parking Lot
Lack of a van accessible parking space.

Doors
Accessibility issues include a threshold that is higher than the maximum allowed at the main entrance (2”), and a door to the single-user toilet room that is narrower than the minimum required (27”) and that lacks maneuvering clearance (34.5”).

Toilet Room
Lack of an accessible single-user toilet room.

Interior Accessible Route
The accessible route to the single-user toilet room is narrower than the minimum required (hallway is 34.5” wide).

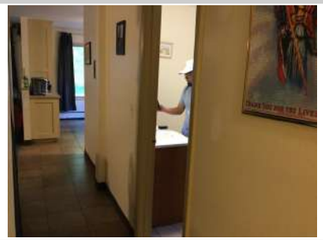
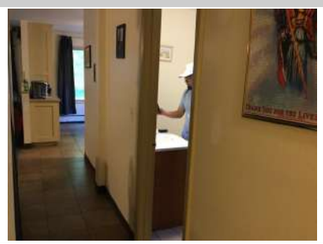
Order of Magnitude Cost Estimates

- Provide a van accessible parking space (access aisle and sign): $925
- Renovate single-user toilet room (includes cost to widening door): $13,985
- Miscellaneous corrective actions (lower threshold at main entrance): $75

Total: $14,985*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		C. Off-Street Parking Lot or Garage										
1	Parking	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Total # of parking	6 1 0 -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3	Provide a van accessible space with a marked access aisle and sign with the words van accessible.	1	
	B. Access to Goods and Services											
		B. Interior Access Route										
2	Public Toilet Room Entrance	1		Interior Access Route	Interior		Accessible route not provided	34.5"	ADA 2010: 206.2.4	Provide an accessible route. (Widening the hallway to 36" min. may be technically infeasible.	1	
		C. Doors, Doorways, & Gates										
3	Public Toilet Room Entrance	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	27"	ADA 2010: 404.2.3	Widen the door so that there is 32" min. clear width.	1	
4	Main Entrance	Ext.		Doors, Doorways, & Gates			Threshold > 1/2" high	2"	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	1	
		C. Toilet & Bathing Rooms										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Overall Access										
5	Public Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	

Founders Hall



Town of Ridgefield

ADA Transition Plan

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Institute for Human Centered Design

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Founders Hall

Background

The Founders Hall Senior Center is located at 193 Dandury Road, northeast of the Recreation Center. The facility provides a wide range of social, educational, fitness, wellness and recreation programs for approximately 3,600 members who are 60 years old or older.

Founders Hall is a two-story building with an accessible main entrance on the south side. There are accessible means of egress on each of the other sides of the building as well.

On the exterior there are a variety of workout stations on the west side of the building. IHCD team noticed that the workout stations are placed on an excellent rubberized surface. There is also a terrace on the north side of the building, and parking both on the east side of the building and in the parking area extending between Founders Hall and the Recreation Center.

Note: For parking accessibility issues, see the narrative and catalog for the Park and Recreation Center.

Inside the building there is a central staircase and an elevator that provide access to both floors. Amenities on the first floor include the main lobby and reception desk, men's and women's multi-user toilet rooms, a card room, a media room, a lecture room, a dining room and a library. The second floor has men's and women's locker rooms with a toilet compartment and an art room.

Key Accessibility Issues

Curb Ramp
Accessibility issues include a curb ramp leading towards the main entrance with a running slope greater than the maximum allowed.

Emergency Exits
Accessibility issues include five (5) emergency exit doors that lack signage with raised characters and braille.

Toilet Rooms
Accessibility issues include rear grab bars that are shorter than the minimum allowed and doors with a malfunctioning self-closing hinge in the first floor multi-user men's and women's toilet room accessible compartments. The first floor women's multi-user toilet room also has a paper towel dispenser that is mounted higher than the maximum allowed.

Drinking Fountains
Accessibility issues include lack of a standing-height drinking fountain on both floors.

Additional Accessibility Issues

- The art room sink lacks knee and toe clearance.

Order of Magnitude Cost Estimates

- Provide an accessible curb ramp: $1,225
- Renovate toilet rooms: $1,438
- Provide two (2) standing-height drinking fountains: $4,028
- Miscellaneous corrective actions (signage, service counter, sink in art room, etc.): $3,193

Total: $9,884*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost

presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

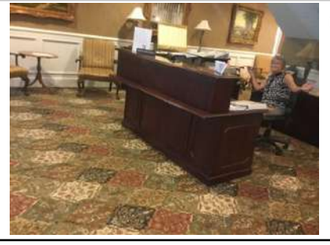
Founders Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Back Terrace	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	Walk way	ADA 2010: 403.4	Alter change in level to be 1/4" high max. (Cost based on a 3'x3' patch.)	2	
		B. Curb Ramp										
2	Front Entrance	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%)	12%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%). (Cost based on a new concrete curb ramp.)	1	
	B. Access to Goods and Services											
		A. Means of Egress										
3	Lecture Hall	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
4	Media Room	1		Means of Egress	105		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	

Founders Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	Dining Room	1		Means of Egress	105		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
6	Living Room/Library	1		Means of Egress	105		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
7	Lobby	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
				C. Doors, Doorways, & Gates								
8	Media Room	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate chairs to provide maneuvering clearance at the door.	1	
9	Art Room	2		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate easel to provide maneuvering clearance at door.	1	

Founders Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
10	Art Room	2		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove table to provide maneuvering clearance at door.	2	
		E. Stairways										
11	Back Terrace	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. (Cost based on adding extensions to existing railings.)	2	
		H. Signage										
12	Men's Locker and Toilet Room	2		Signage	Directional		Raised characters not provided Braille not provided Sign not located on the latch side of the door Directional sign to access. bathroom not provided	- - - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2 ADA 2010: 216.8	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side. Provide a sign indicating the location of the nearest accessible toilet room.	1	
13	Women’s Locker and Toilet Room	2		Signage	Directional		Raised characters not provided Braille not provided Sign not located on the latch side of the door Directional sign to access. bathroom not provided	- - - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2 ADA 2010: 216.8	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side. Provide a sign indicating the location of the nearest accessible toilet room.	1	
		J. Service Counter										
14	Lobby	1		Service Counter	N/A		Counter > 36" high	41"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	

Founders Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		M. Dining or Work Surfaces										
15	Back Terrace	Ext.		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided Knee clearance not provided	- 24"	ADA 2010: 226.1 ADA 2010: 902.2	Provide at least 1 dining surface with 27" min. knee and toe clearance.	1	
		O. Locker Room										
16	Men's Locker Room	2		Locker Room	Men's		Back support not provide at bench Bench < 20" or > 24" deep	- 9.5"	ADA 2010: 903.4 ADA 2010: 903.3	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 20"- 24" deep max.	1	
17	Women's Locker Room	2		Locker Room	Women's		Back support not provide at bench Bench < 20" or > 24" deep	- 9.5"	ADA 2010: 903.4 ADA 2010: 903.3	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 20"- 24" deep max.	1	
		C. Toilet & Bathing Rooms										
		D. Toilet Compartment										
18	Accessible Compartment in Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	ADA 2010: 604.8.1.2	Repair hinge.	1	

Founders Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
19	Accessible Compartment in Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Rear grab bar < 42" long	- 24"	ADA 2010: 604.8.1.2	Repair hinge. 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	
20	Accessible Compartment in Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Rear grab bar < 42" long Flush control not on open side	24" -	ADA 2010: 604.6	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	
		F. Dispensers										
21	Women's Toilet Room	1		Dispensers	N/A		Controls > 48" height Controls > 48" igh	58"	ADA 2010: 309.3	Relocate so access to the paper towels is no higher than 48" above finished floor.	1	
	E. Additional Access											
		A. Drinking Fountains										
22	Drinking Fountain	1		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	ADA 2010: 602.7	Provide an additional drinking fountain for standing users.	1	
23	Drinking Fountain Between Toilet Rooms	2		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	ADA 2010: 602.7	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	

Founders Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		B. Sink										
24	Art Room	2		Sink	Other		Toe and knee clearances not provided	-	ADA 2010: 606.2	Ensure there is a 27" knee clearance positioned for a forward approach.	1	

Governor Street Town Parking Lot



Town of Ridgefield
ADA Transition Plan

May 2019
Updated February 2021

Institute for Human Centered Design

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Governor Street Town Parking Lot

Background

Governor Street Town Parking Lot is a public parking lot located between Ridgefield Visiting Nurse Association at 27 Governor Street and the Boys & Girls Club of Ridgefield at 41 Governor Street. There are 74 total parking spaces and one designated van accessible space in the lot.

Key Accessibility Issues

Exterior Routes
Lack of a curb ramp at the route leading to the Boys and Girls Club.

Parking
Accessibility issues include lack of the required number of car accessible spaces (including access aisles and identification signs) and lack of a compliant access aisle at the van accessible space.

Portable Toilet
The portable toilet provided is not located on an accessible route and is not accessible.

Order of Magnitude Cost Estimates

- Provide curb ramp at the walkway leading to the Boys and Girls Club: $1,225
- Provide two (2) car accessible parking spaces (with access aisles and identification signs): $2,240
- Provide an accessible portable toilet: $2,300

Total: $5,765*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

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Governor Street Town Parking Lot

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		B. Curb Ramp										
1	Route to Boys and Girls Club	Ext.		Curb Ramp	Perpendicular		Curb ramp not provided	-	ADA 2010: 406.1	Provide curb ramp.	1	
		C. Off-Street Parking Lot or Garage										
2	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	74 - 1	ADA 2010: 208.2 ADA 2010: 208.2	Provide two (2) car accessible spaces with access aisles and identification signs.	1	
3	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 60" wide at car/van space Access aisle does not adjoin an accessible route Not maintained in operable condition	40" -	ADA 2010: 502.3.1 ADA 2010: 502.3	Provide a marked access aisle that is at least 60" wide. Repair asphalt at parking space and repaint.	1	
	C. Toilet & Bathing Rooms											
		H. Portable Toilet										
4	Portable Toilet Near Accessible Space	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	ADA 2010: 206.2.4 ADA 2010: 213.2	Locate portable toilet on an accessible route. Provide an accessible portable toilets.	1	

Guild of Artists



Town of Ridgefield

ADA Transition Plan

February 2020
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Institute for Human Centered Design

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Ridgefield Guild of Artists

Background

The Ridgefield Guild of Artists is located at 34 Halpin Lane at a converted barn that is more than 200 years old. Founded in 1974, the Guild is a nonprofit organization with hundreds of members.

The portion of the building used by the Guild includes the first and second floors. Parking is provided in an unpaved lot on the west side of the building. (IHCD team was told that what looked to be a cellar and a lower parking lot on the east side of the building was not part of the Guild of Artists. The lower parking lot was surveyed for the Theater Barn narrative and report.)

The Guild has two (2) first floor entrances on its west side including a single-door main entrance and a set of double doors. An interior staircase off the main entrance connects the first and second floors. There is also an exit from a first floor gallery on the building's south side, and an exterior staircase to a second floor entrance on the west side of the building. None of the entrances or the gallery exit are accessible.

Amenities on the first floor include a service counter, gallery space that also serves as a venue for lectures, and two single-user toilet rooms. The second floor houses storage for art supplies (not for public use), a studio classroom space, a small galley-style kitchen with all of the appliances disconnected, and a single-user toilet room.

Key Accessibility Issues

Parking
Accessibility issues include lack of a van accessible parking space with a marked access aisle and designation sign with the words "Van Accessible".

Doors and Doorways
Accessibility issues include lack of an accessible entrance and means of egress (all exterior doors on the first floor have thresholds higher than the maximum height allowed). Additional accessibility issues include an interior door adjacent to the main entrance and a door to the second floor toilet room that are narrower than the minimum width required, and a lack of door hardware that does not require tight pinching, grasping, and twisting of the wrist at doors throughout the building.

Vertical Access
Accessibility issues include lack of an accessible route to the second floor where the studio space is located.

Toilet Rooms
Accessibility issues include lack of an accessible single-user toilet room on the first floor.

Additional Accessibility Issues

- Lack of an accessible service counter.
- Lack of accessible designation and directional signs.

Order of Magnitude Cost Estimates

- Toilet room renovations: $12,302
- Repairs to exterior doors (including making the double doors the accessible entrance): $1,557
- Miscellaneous corrective actions (parking, service counter, etc.): $2,059

Total: $15,918* **

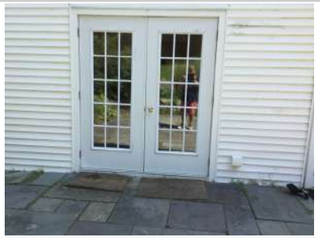
***Note:** Providing access to the second floor studio may be technically infeasible. IHCD recommends considering adding a small addition with a Limited-Use/Limited-Application (LULA) Elevator. Costs are not included for the addition and Limited-Use/Limited-Application (LULA) Elevator.

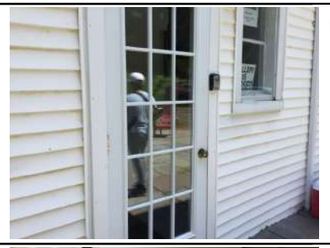
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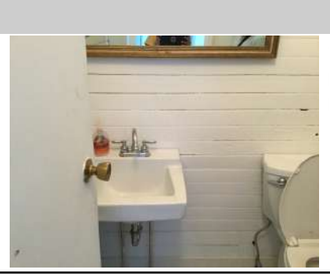
estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Ridgefield Guild of Artists

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		C. Off-Street Parking Lot or Garage										
1	Upper 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 not provided Sign does not have the designation "Van Accessible"	10 1 - - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6	Provide a 8' van accessible space with a marked access aisle that is at least 8' wide. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost based on an asphalt van accessible parking space with marked access aisle and "Van Accessible" sign.)	1	
		E. Entrance										
2	Entrance to First Floor	Ext.		Entrance	Other		Entrance not on an accessible route International Symbol of Acc. not provided Threshold > 3/4" high Hardware not operable with a closed fist	- - 3"	ADA 2010: 206.4.1 ADA 2010: 216.6 ADA 2010: 309 ADA 2010: 404.2.5	Alter threshold to be 3/4" high max. Provide accessible door hardware. **Note**: IHCD recommends making this the accessible entrance. (Cost based on 5'x5' min. landing and a 3' min. sloped concrete transition to patio with 5.00% max. running slope, an International Symbol of Accessibility (ISA) sign at the door and accessible door hardware.)	1	
3	Main Entrance	Ext.		Entrance	Main Entrance		Threshold > 1/2" high	1”	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	1	
	B. Access to Goods and Services											
		B. Interior Access Route										
4	Staircase to Second Floor Studio	1		Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Provide an accessible route. (Providing access to the second floor studio may be technically infeasible. IHCD recommends considering adding a small addition with a Limited-Use/Limited-Application (LULA) Elevator.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
			C. Doors, Doorways, & Gates									
5	Second Floor Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Threshold > 1/2" high Sign to accessible toilet not provided	26" 1.5"	ADA 2010: 404.2.3 ADA 2010: 216.8 ADA 2010: 404.2.5	Provide a directional sign indicating the location of the nearest accessible toilet room.	1	
6	Main Entrance Towards Service Counter	1		Doors, Doorways, & Gates	Circulation		Clear width at door < 32" Hardware not operable with a closed fist	29" -	ADA 2010: 404.2.3 ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. (**Note**: IHCD recommends making the double doors the accessible entrance rather than widening this door.)	1	
7	Main Entrance	Ext.		Doors, Doorways, & Gates	Other		Directional sign to accessible entrance not provided Hardware not operable with a closed fist	-	ADA 2010: 216.6 ADA 2010: 309	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. (Cost based on an exterior sign and accessible door hardware.)	1	
8	First Floor Toilet Room East Side	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist International Symbol of Acc. not provided	-	ADA 2010: 216.8 ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Provide a sign with the International Symbol of Accessibility (ISA) once toilet room is accessible.	1	
			J. Service Counter									
9	Gallery Service Counter	1		Service Counter	N/A		Counter > 36" high	44"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	
			C. Toilet & Bathing Rooms									

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Overall Access											
10	First Floor Toilet Room East Side	1		Overall Access	Toilet Room		Turning space not provided Grab bar not provided Emergency call system/alarm pull switch not provided.	54"	ADA 2010: 603.2.1 ADA 2010: 604.5	Provide minimum required turning space. (Add an accessible single-user toilet room with one grab bar on the side wall of the toilet and one grab bar on the rear wall. Provide an emergency call system or an alarm pull switch.) (Cost based on a new single-user toilet room.)	1	
11	First Floor Toilet Room West Side	1		Overall Access	Toilet Room		Sign to accessible toilet not provided Hardware not operable with a closed fist	-	ADA 2010: 216.8 ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Provide a directional sign indicating the location of the nearest accessible toilet or bathing room. (Provide a sign to the east side toilet room once it is made accessible.)	1	
	B. Lavatory											
12	First Floor Toilet Room East Side	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	25" - 48"	ADA 2010: 606.2 ADA 2010: 606.5 ADA 2010: 603.3	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. Lower mirror so that the bottom surface is at 40" max. above finished floor. (Cost included in ID #10.)	1	

Peter Parley Schoolhouse



Town of Ridgefield

ADA Transition Plan

May 2019
Updated February 2021

Institute for Human Centered Design

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

Peter Parley Schoolhouse

Year Built: 1756

Background

The Peter Parley Schoolhouse, also known as the Little Red House, is located at the intersection of West Lane and Peter Parley Lane in the historic district of Ridgefield. The Schoolhouse is open from 1:00 PM – 4:00 PM from May to October and the Ridgefield Historical Society offers private tours by appointment.

The main entrance to the Schoolhouse is on Peter Parley Lane. The interior of the Schoolhouse is a large classroom that looks similar to a 1900s classroom.

Key Accessibility Issues

<u>Exterior Access Route</u>
The major accessibility issue is the lack of an accessible route to the Schoolhouse.

<u>Doors and Doorways</u>
Accessibility issue includes doorways narrower than the minimum required.

Order of Magnitude Cost Estimates

- Provide an eight (8) foot wooden ramp (to provide an accessible route to the Schoolhouse): $6,167
- Widen door (cost to widen one of the doorways): $1,683

Total: $7,850*

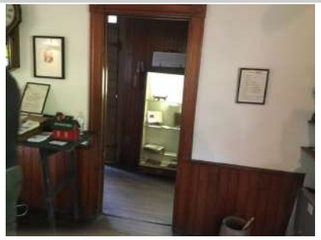
* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

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 wayside with a photo of the interior of the Schoolhouse in a nearby accessible location.
- Recommend providing the information provided about the Schoolhouse in an accessible format.
- Ensure the video about the story of Peter Parley has captions.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Main Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Provide an 8 foot wooden ramp with landings at the top and bottom to ensure an accessible route.	1	
	B. Access to Goods and Services											
		C. Doors, Doorways, & Gates										
2	Route in Schoolhouse	1	1	Doors, Doorways, & Gates	Meeting Room		Clear width at door < 32"	29"	ADA 2010: 404.2.3	Widen the door so that there is 32" min. clear width.	1	

Police Department



Town of Ridgefield

ADA Transition Plan

July 2018
Updated February 2021

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Police Department

Background

The Ridgefield Police Department is located on one of the Town's historic mansions at 76 East Ridge Road. The survey included the areas used by the public on the first and second floors and the parking lot. The basement level was not surveyed since is only used by police officers.

The main entrance is located on the west side of the Police Department building; the accessible route to the main entrance is via a 43-inch wide ramp located to the left of the stairs leading to the main entrance. The Police Department is a three-story building without an elevator. The building floors are connected by two sets of stairways. Services include a booking room, four (4) holding cells, an interrogation room, a communications room with a “sergeant’s window” where members of the public can bring questions to an officer on duty, a conference room that is also used for interviews, police offices including the chief of police’ office and a large metal receptacle where the public can dispose of expired medications located in the lobby area.
Public toilet rooms are located on the first and second floor. There is also a toilet room/bathroom located near the holding cells.

Key Accessibility Issues

Entrances and Exits
The ramp leading to the main entrance has a slope steeper than the 1:12 (8.33%) minimum allowed, lacks the required 60” by 60” inches required at the landing and lacks the required handrails on both sides.

The vestibule doors at the main entrance lack the distance required between the two sets of doors.

Toilet Rooms
Aside from partially accessible men’s and women’s toilet rooms on the first floor, there are no accessible toilet rooms in the police station. This includes the single-user toilet room located near the main entrance on the first floor and the single-user men’s and women’s toilet rooms on the second floor which are not accessible.

Vertical Access
Since there is no elevator in the building, there is no accessible vertical access to the second floor where the training room is located.

Holding Cells and Interrogation Room
There are no accessible cells for either men or women, or accessible toilet facilities inside the holding cells. There is a single-user toilet facility near the holding cells but the toilet lacks the required side and rear grab bars, lack of insulated pipes at lavatory and the roll-in shower lacks the grab bars.
The interrogation room lacks turning spaces.

Parking
The exterior survey only included the parking spaces located across from the main entrance where the designated accessible space is located. The only accessible space lacks the designation “Van Accessible.” The space is not fully compliant but IHCD does not recommend altering the parking space since it is perfectly usable.

Doors
Doors have hardware that requires tight grasping, pinching or twisting of the wrist, have excessive opening force and others lack sufficient maneuvering clearance.

Stairs
The two set of stairways lack extensions at the top and bottom of a staircase.

Additional Accessibility Issues

- Counters lack the required minimum height.
- Emergency egresses lack the required raised and tactile signs at doors.
- Permanent rooms lack compliant designation and/or directional signs.

Order of Magnitude Cost Estimates

- Install a new compliant elevator to provide access to all floors: $141,003*
- Alteration to ramp (to provide a compliant accessible route to the main entrance): $14,701
- Widen vestibule (to provide maneuvering clearance at the main entrance): $3,782
- Toilet rooms (accessible single user toilet rooms on the 1st floor, alterations to the men's and women's toilet rooms on the 1st floor): $19,039
- Provide one men's and one women's accessible holding cell: $10,010**
- Signage (designation and directional): $2,088
- Door hardware (cost only includes doors where the public is allowed to go): $ 3,143
- Drinking Fountain (for a seated user): $2,014
- Miscellaneous (service counter, handrail extensions, parking etc.): $1,670

Total: $197,450***

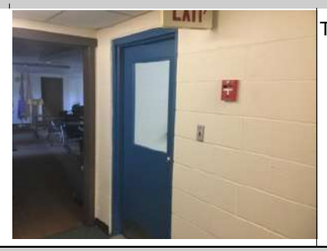
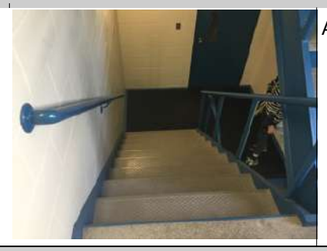
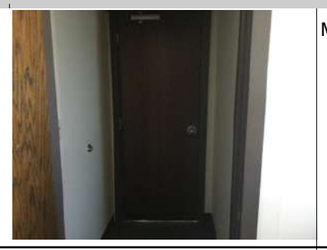
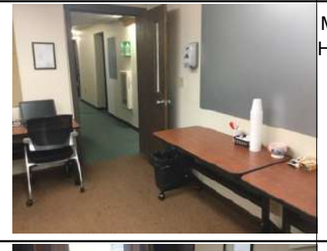
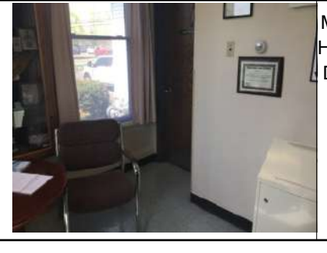
* Cost estimate does not include costs needed to relocate offices. Further research beyond the scope of this project would be necessary to determine the total cost. Current estimate is only for the elevator and shaft.

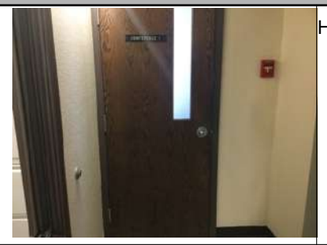
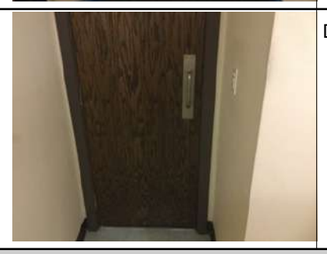
** Total accessible cell design and construction costs are beyond the scope of this survey. Cost provided is for a compliant lavatory/toilet.

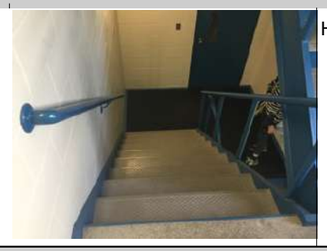
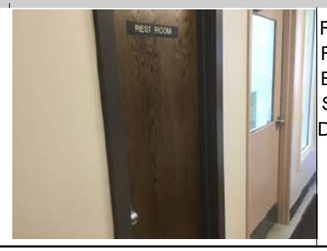
*** Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

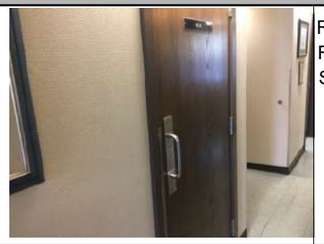
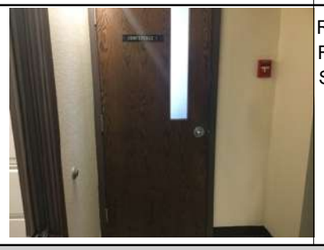
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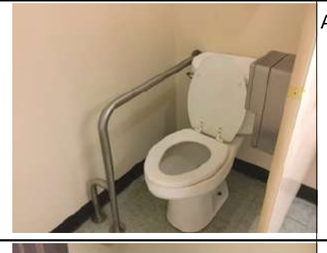
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
	C. Off-Street Parking Lot or Garage											
1	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible"	-	ADA 2010: 502.6	Add the designation "Van Accessible" to the sign located at the van accessible space. Note: Parking space is usable but technically not compliant.	1	
	E. Entrance											
2	Main Entrance	1		Entrance	Secondary Entrance		Distance between doors in series < 48"	-	ADA 2010: 404.2.6	Enlarge vestibule to ensure the distance between doors in series is 48" min. plus the width of the door.	1	
3	Main Entrance	1		Entrance	Secondary Entrance		Hardware not operable with a closed fist	-	ADA 2010: 404.2.7	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
4	Main Entrance	Ext.		Entrance	Secondary Entrance		Hardware not operable with a closed fist	-	ADA 2010: 404.2.7	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	B. Access to Goods and Services											

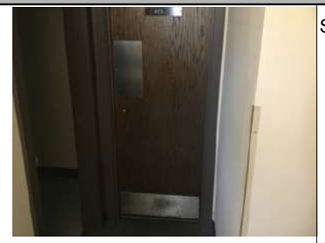
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Means of Egress										
5	Door to Stairway # 2	2		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways and on the interior of the stairway enclosure indicating the floor level. Mount signs between 48”- 60” above finish floor located on the latch side of the door. Cost includes signage at all exit doors.	12	
		B. Interior Access Route										
6	Stairway 2 and Stairway 1	1		Interior Access Route	Interior		Accessible route not provided		ADA 2010: 206.2.4	Install a new compliant elevator to provide access to all floors	1	
		C. Doors, Doorways, & Gates										
7	Conference Room	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Door is usable but technically not compliant.	1	
8	Training Room	2		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4 ADA 2010: 404.2.7	Remove furniture to ensure maneuvering clearance at the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
9	Conference Room	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	- - 12 lbs	ADA 2010: 404.2.4 ADA 2010: 404.2.7 ADA 2010: 404.2.9	Remove furniture to provide maneuvering clearance at 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	

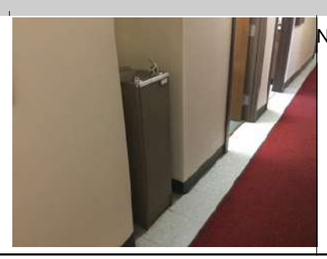
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
10	Conference Room	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	ADA 2010: 404.2.7	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
11	Single User Toilet Room	1		Doors, Doorways, & Gates	Vestibule		Hardware not operable with a closed fist	-	ADA 2010: 404.2.7	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
12	Stairway # 2	2		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	- - -	ADA 2010: 404.2.7	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Cost includes all exit doors.	6	
13	Men's Toilet Room	2		Doors, Doorways, & Gates	Vestibule		Door requires > 5 lbs. of force to open	12 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
	D. Ramps											
14	Ramp to the Accessible Entrance	Ext.		Ramps	Exterior		Running slope >1:12 (8.3%) Not maintained in operable working condition Handrails not provided	15.9% - -	ADA 2010: 405.2 28 CFR Part 35.133 ADA 2010: 405.8	Reduce running slope to be no steeper than 1:12 (8.3%). Ensure the ramp is maintained in operable working conditions. Provide handrails on both sides.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
15	Ramp to the Accessible Entrance	Ext.		Ramps	Interior		Running slope >1:12 (8.3%) Handrails not provided	12.8% -	ADA 2010: 405.2 ADA 2010: 405.8	Reduce running slope to be no steeper than 1:12 (8.3%). Provide handrails on both sides.	1	
16	Ramp to the Accessible Entrance	Ext		Ramps	Interior		Landing < 60" min. length	-	ADA 2010: 405.7.3	Alter so the landing is 60" long min. See ID #15	1	
17	Towards the Accessible Entrance	Ext.		Ramps	Interior		Landing has a slope > 1:48 in either direction	6.4%	ADA 2010: 405.7.1	Alter so that the slope in all directions is no greater than 1:48 (2.08%). See ID #15	1	
	E. Stairways											
18	Stairway 2 and Stairway 1	2		Stairways	Other		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend at the slope of the stair flight for a horizontal distance at leas equal to one tread depth beyond the last riser nosing. Note: cost includes both set of stairways.	12	
	H. Signage											
19	Single User Toilet Room	1		Signage	Directional		Raised characters not provided Raised characters < 48" or > 60 " above ground Braille not provided Sign not located on the latch side of the door Directional sign to access. bathroom not provided	- - - - -	ADA 2010: 703.2 ADA 2010: 703.4.1 ADA 2010: 703.3 ADA 2010: 703.4.2 ADA 2010: 216.8	Provide text with raised characters duplicated in braille. Mount signs between 48” min. and 60” max. above finish floor. Locate sign alongside the door on the latch side. Until bathroom is made accessible, provide a sign to the nearest accessible toilet room. After bathroom is made accessible add the International Symbol of Accessibility.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
20	Men's Toilet Room	1		Signage	Directional		Raised characters not provided Raised characters < 48" or > 60 " above ground Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.4.1 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Mount signs so that the baseline of the lowest tactile character is 48” min. above finish floor and the baseline of the highest tactile character is 60” max. above finish floor. Locate sign at permanent rooms alongside the door on the latch side. Add the International Symbol of Accessibility.	1	
21	Women's Toilet Room	1		Signage	Directional		Raised characters not provided Raised characters < 48" or > 60 " above ground Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.4.1 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Mount signs so that the baseline of the lowest tactile character is 48” min. above finish floor and the baseline of the highest tactile character is 60” max. above finish floor. Locate sign at permanent rooms alongside the door on the latch side. Add the International Symbol of Accessibility.	1	
22	Conference Room	1		Signage	Directional		Raised characters not provided Raised characters < 48" or > 60 " above ground Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.4.1 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Mount signs so that the baseline of the lowest tactile character is 48” min. above finish floor and the baseline of the highest tactile character is 60” max. above finish floor. Locate sign at permanent rooms alongside the door on the latch side.	1	
J. Service Counter												
23	Reception Area	1		Service Counter	N/A		Counter > 36" high	45"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finish floor.	1	
K. Operable Parts												
24	Reception Area	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	59.5"	ADA 2010: 308	Relocate telephone so that controls are 48" above finish floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		R. Detention Facilities										
25	Holding Cell	1		Detention Facilities	Jails		< 3% of holding cells have mobility features Mobility cell lacks 60" turning space Mobility cell lacks accessible toilet/lavatory	- - -	ADA 2010: 35.151 (k) ADA 2010: 807.2.1	Ensure that at least one holding cell for each gender has mobility features. Ensure that a 60" turning space is provided. Ensure an accessible toilet/lavatory is provided. An accessible toilet/lavatory will need a clear floor space for transfer and grab bars. Note: this cost only includes providing an accessible toilet/lavatory.	2	
26	Interview and Processing	1		Detention Facilities	N/A		Turning space not provided		ADA 2010: 603.2.1	The cell is usable but technically not compliant.	1	
	C. Toilet & Bathing Rooms											
	A. Overall Access											
27	Men's Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Modify toilet room to ensure maneuvering clearance is provided at the toilet.	1	
28	Women's Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Modify toilet room to ensure maneuvering clearance is provided at the toilet.	1	
29	Single User Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
30	Men's Toilet Room	2		Overall Access	Bathing Room		Sign to accessible toilet not provided	-	ADA 2010: 216.8	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	
31	Women's Toilet Room	2		Overall Access	Bathing Room		Sign to accessible toilet not provided Hardware not operable with a closed fist	-	ADA 2010: 216.8 ADA 2010: 404.2.7	Provide a directional sign indicating the location of the nearest accessible toilet room. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	B. Lavatory											
32	Men's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	- -	ADA 2010: 606.5 ADA 2010: 603.3	Insulate or otherwise configure pipe at lavatory to prevent contact. Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	
33	Women's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	- -	ADA 2010: 606.5 ADA 2010: 603.3	Insulate or otherwise configure pipe at lavatory to prevent contact. Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	
	C. Single-User Toilet											
34	Single-User Toilet Room /Bathroom	1		Single-User Toilet	N/A		Flush control not on open side Grab bar not provided Exposed plumbing underneath lavatory	- - 	ADA 2010: 604.6 ADA 2010: 604.5 ADA 2010: 606.5	Relocate the flush control to the open side. Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall and a rear grab bar that is 36" min. long and extends 24" min. from the centerline of the toilet. Mount grab bars to 33"- 36" above the floor. Insulate or otherwise configure pipe at lavatory to prevent contact.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		G. Shower Compartment										
35	Single-User Toilet Room /Bathroom	1		Shower Compartment	Transfer Type		Grab bars not provided	-	ADA 2010: 608.3	Provide three compliant grab bars. Locate grab bars six (6) inches maximum from adjacent walls.	3	
	E. Additional Access											
	A. Drinking Fountains											
36	Hallway	1		Drinking Fountains	N/A		No drinking fountain provided for seated users	-	ADA 2010: 602.4	Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain.	1	

Public Works Department



Town of Ridgefield

ADA Transition Plan

December 2018
Updated February 2021

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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Background

The Public Works Department building is used as an administrative center for the employees who clean and maintain highway services for the Town of Ridgefield. Located at 55 South Street, it is in the same complex as plow-truck garages and the salt-barn.

The building is a single structure with a non-accessible entrance located on the northwest side and has two (2) men and women multi-user toilet rooms.

Key Accessibility Issues

Entrance
The major accessibility issue is the lack of an accessible entrance due to an excessively high threshold at the entrance door.

Toilet Room
Accessibility issues include lack of fully accessible toilet compartments in both toilet rooms, urinals that are too high and lack of an accessible shower (women's toilet room). Additional accessibility issues include lavatories that are higher than the maximum allowed, lack the required knee and toe clearance and lack insulated pipes. Other accessibility issues include dispensers and mirrors mounted higher than the maximum allowed and protruding objects in the circulation path.

Doors
The doors for the toilet rooms lack hardware that does not required tight grasping, or twisting of the wrist. Additionally, the women's room does not have maneuvering clearance at the door from the inside of the toilet room due to overlap with the lavatory countertop.

Signage
Accessibility issues include lack of compliant signs at the toilet rooms (raised characters, braille, and the International Symbol of Accessibility). The signs are also mounted higher than the maximum allowed and are not located on the latch side of the door.

Additional Accessibility Issues

- Lack of a van accessible parking space.
- The path that leads to the men's toilet room/garage has excessive running slope.
- Minor protruding objects in toilet room circulation path.

Order of Magnitude Cost Estimates

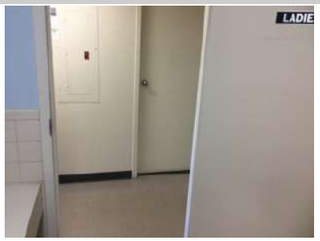
- Renovation to toilet room doors: $13,379
- Miscellaneous corrective actions (parking, signage, door hardware, etc.): $1,572

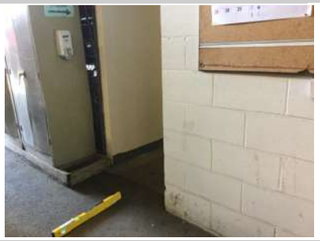
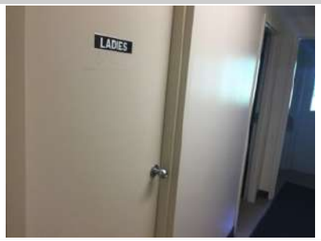
Total: $ 14,951*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which

should only be considered as a general guide for planning purposes until actual bids are submitted.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		C. Off-Street Parking Lot or Garage										
1	Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces	25 0	ADA 2010: 208.2	Provide one van accessible parking space.	1	
		E. Entrance										
2	Main Entrance (Northwest)	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route	3”	ADA 2010: 206.4.1	Lower door threshold to provide an accessible entrance. (Cost estimate based on lowering threshold at the door.)	1	
	B. Access to Goods and Services											
		C. Doors, Doorways, & Gates										
3	Highway Women’s Toilet Room	1		Doors, Doorways, & Gates	Vestibule		Maneuvering clearance not provided at recess > 8”	2"	ADA 2010: 404.2.4.3	Remove counter next to latch side of the door to provide maneuvering clearance.	1	
4	Highway Women’s Toilet Room	1		Doors, Doorways, & Gates	Vestibule		Hardware not operable with a closed fist	-	ADA 2010: 309	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	Remediation Citations	Recommendations	Quantity	
		D. Ramps										
5	Garage Men's Toilet Room	1		Ramps	Other		Running slope >1:12 (8.3%)	9.5%	ADA 2010: 405.2	Repair to this element may prove technically infeasible.	1	
		H. Signage										
6	Highway Men's Toilet Room and Women's Toilet Room	1		Signage	105		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	2	
	C. Toilet & Bathing Rooms											
		A. Overall Access										
7	Garage Men's Toilet Room	1		Overall Access	N/A		Obstructed by protruding objects	10"	ADA 2010: 307	Relocate object./Provide a cane-detectable barrier.	1	
8	Highway Women's Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide one accessible wheelchair compartment or add an accessible single-user toilet room.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
9	Garage Men's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided Audible and visible alarms not provided	- -	ADA 2010: 213.3.1 ADA 2010: 215	Provide one accessible wheelchair compartment or add an accessible single-user toilet room. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
		B. Lavatory										
10	Highway Women's Toilet Room	1		Lavatory	344		Toe or knee clearances not provided Lavatory rim or counter > 34" Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	23" 39" - 52"	ADA 2010: 606.2 ADA 2010: 606.3 ADA 2010: 606.5 ADA 2010: 603.3	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact. Provide at least one lavatory with the rim no higher than 34". Lower mirror so that the bottom surface is at	1	
11	Garage Men's Toilet Room	1		Lavatory	344		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	- 48"	ADA 2010: 606.5 ADA 2010: 603.3	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 finished floor.	1	
		E. Urinal										
12	Garage Men's Toilet Room	1		Urinal	N/A		Rim > 17" high	23"	ADA 2010: 605.2	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	
		G. Shower Compartment										
13	Highway Women's Toilet Room	1		Shower Compartment	Roll-in Type		Grab bars not provided Seat non-compliant	- -	ADA 2010: 608.3 ADA 2010: 610.3	Provide compliant grab bars depending on shower type. Ensure that a folding type seat is provided adjacent to the controls.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
14	Highway Women's Toilet Room	1		Shower Compartment	Transfer Type		Accessible shower not provided	-	ADA 2010: 213.2	Provide at least one accessible transfer shower.	1	

Park and Recreation Center



Town of Ridgefield

ADA Transition Plan

May 2019
Updated 2021

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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Park and Recreation Center

Year Built:

Background

The Recreation Center is located at 195 Danbury Road. The Recreation Center is a one-story building that includes a gymnasium, fitness room, a yoga room, locker rooms with shower facilities, swimming pool, spray deck, stationary cycle "spinning" room, a sauna, and steam rooms. The Recreation Center also includes a conference room, a day care center and classrooms.

The Recreation Center has one accessible entrance located across from the parking lot (east side) and four (4) non-accessible emergency exits (north and west sides) of the building and seven (7) accessible emergency exits from the classrooms (east side). Men's and women's toilet rooms are located near the lobby and also in the locker room areas. The swimming pool is located on the south side of the building and is accessed directly from the locker rooms.

Note: *Rooms 139 and 141 rooms were undergoing renovations the day of the survey. The women's sauna and steam rooms were occupied the day of the survey and were not surveyed.*

Parking lot is located on the east side of the building there are 11 accessible parking spaces. Two (2) to the right of the accessible entrance to the Recreation Center, two (2) across from the Recreation Center and five (5) near the accessible entrance to the Senior Center. There are two (2) additional accessible parking spaces near the athletic field.

Key Accessibility Issues

Exterior Routes
Accessibility issues include lack of accessible routes to outdoor features along the trail surrounding the Recreation Center and the Senior Center and excessive running slop at some walkways leading to the accessible entrance from the parking lot.

Parking
Accessibility issues include access aisles that are narrower than the minimum allowed, running slopes steeper than the 1:48 (2.00%) allowed and signs that lack the designation "Van Accessible" at the van accessible spaces.

Emergency Exits
The emergency exits located on the west side of the building are not accessible and lack the required directional signs to the accessible emergency exits.

Doors and Doorways
Accessibility issues include doors that lack the required maneuvering clearance due to furniture and have excessive opening force.

Toilet Rooms
Minor accessibility issues include door with malfunctioning self-closing (women's accessible compartment), lack of maneuvering clearance at the single user toilet room due to furniture and dispensers that require tight grasping, pinching, or twisting of the wrist. Other accessibility issues include grab bars that are shorter than the minimum allowed.

Locker Rooms
Accessibility issues include lack of a compliant seat in the roll-in shower (women's locker room), lack of a transfer seat at the transfer shower (men's locker room), lack of compliant benches at the changing area (women's locker rooms) benches without backrest (men's locker room) and excessive change in level at the men's sauna room

Note: *The sauna and steam rooms located in the women's locker room were occupied the day of the survey and were not surveyed.*

Hot Tubs
Accessibility issues include lack of accessible method of entry in to at least one of the hot tubs.

Additional Accessibility Issues
- Lack of an accessible route to the play areas.
- Lack clear floor space for transfer at the exercise machines.
- Noncompliant egress and designation signage.
- Protruding objects along the circulation paths.
- Dispensers mounted higher than the maximum allowed.

Order of Magnitude Cost Estimates
- Provide accessible routes: $3,348
- Provide an accessible route to the playground: $1,207
- Provide compliant accessible parking spaces: $1,738
- Alteration to toilet rooms and locker rooms: $4,788
- Provide a lift to at least one hot tub: $5,843
- Provide compliant signage: $1,392
- Miscellaneous corrective actions (protruding objects, sink, hardware, reach ranges, etc.): $808

Total: $19,124*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

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 locating a second paper towel dispenser near the wheelchair accessible compartment (women's toilet room).
- Recommend providing seating areas along the trail.
- Recommend providing a variety of seating areas (benches with back support, arm support, etc.).
- Recommend mounting waysides at an angle and closer to the accessible route.

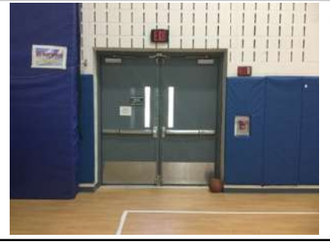
Parks and Recreation Center

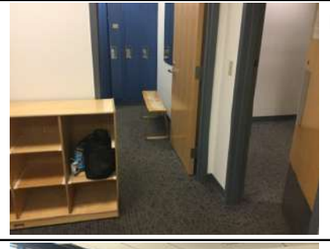
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
A. Approach and Entrance												
A. Exterior Access Route												
1	Spay Deck	Ext.		Exterior Access Route	Walkway		Obstructed by protruding objects	-	ADA 2010: 307	Relocate emergency box so it does not protrude into the circulation path.	1	
2	Main Entrance	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
3	Parking Lot	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
4	Near Community Room	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
5	Trail	1		Exterior Access Route	Walkway		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on a 6" long stone dust route.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Trail	1		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost for a 30 ft. long stone dust.)	1	
7	Trail - 9/11 Memorial	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost for a 6 ft. long stone dust.)	1	
8	Trail	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Provide an accessible route to the viewing area. (Cost for a 30 ft. long stone dust.)	1	
9	Main Entrance	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided.	1	
10	Near Senior Center Outdoor Gym	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
11				Exterior Access Route	Walkway		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided.	1	
12	Near Parking Lot	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	ADA 2010: 402.2	Locate wayside so the information is on an accessible route. Rotate wayside to face walkway.	1	
		B. Curb Ramp										
13	Route to Accessible Entrance	Ext.		Curb Ramp	N/A		Running slope > 1:12 (8.33%)	13%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%).	1	
		C. Off-Street Parking Lot or Garage										
14	By Community Room	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign not provided	1 1 -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.6	Provide a sign with the International Symbol of Accessibility at the car space with the bottom of the sign 60" min.	1	
15	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		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 space > 1:48 (2.08%)	1 1 8.5% -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.4 ADA 2010: 502.6	Reduce running slope at access aisle to be no steeper than 1:48 (2.08%). 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	Remediation Citations	Recommendations	Quantity	
16	Parking by Senior Center	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 60" wide at car/van space	48"	ADA 2010: 502.3.1	Provide a marked access aisle that is at least 60" wide.	1	
17	Parking by Senior Center	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 60" wide at car/van space	41"	ADA 2010: 502.3.1	Provide a marked access aisle that is at least 60" wide.	1	
18	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 60" wide at car/van space Sign not provided	Employee -	ADA 2010: 502.3.1 ADA 2010: 502.6	Provide a marked access aisle that is at least 60" wide. Provide a sign with the International Symbol of Accessibility at the car space with the bottom of the sign 60" min.	1	
19	Parking by Senior Center	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible"	-	ADA 2010: 502.6	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
	C. Walkway											
20	Parking by Senior Center	Ext.		Walkway	N/A		Level changes > 1/4"	-	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	

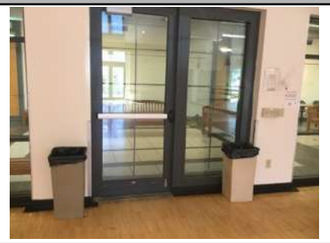
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		F. Emergency Exit										
21	Emergency Exit - Near Room 130	1		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	ADA 2010: 206.2.4 ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible exit.	1	
22	Exit From Yoga Room	Ext.		Emergency Exit	N/A		Level changes > 1/4"	-	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
		B. Access to Goods and Services										
		B. Interior Access Route										
23	Men's Wellness Lockers	1	132	Interior Access Route	Interior		Level changes > 1/4"	2"	ADA 2010: 403.4	Alter change in level to be 1/2" high max. beveled.	1	
		C. Doors, Doorways, & Gates										
24	Gymnasium	1	130	Doors, Doorways, & Gates	Emergency Egress		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	ADA 2010: 206.2.4 ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible exit. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

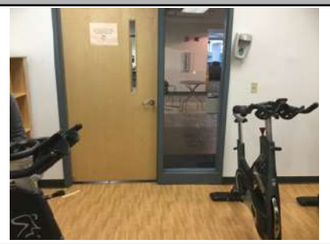
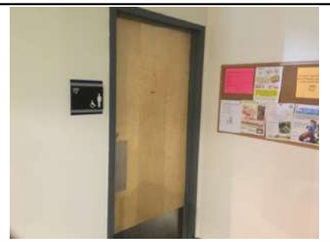
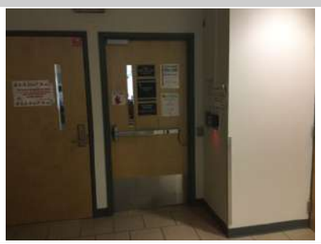
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
25	Towards Room 104	1	105	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove furniture to maintain the maneuvering clearance at the door.	1	
26	Classroom	1	104	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate furniture to maintain the maneuvering clearance at the door.	1	
27	Classroom	1	104	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate furniture to maintain the maneuvering clearance at the door.	1	
28	Women's Wellness - Locker Room	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate furniture to maintain the maneuvering clearance at the door.	1	
29	Daycare	1		Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate furniture to maintain the maneuvering clearance at the emergency exit.	1	

Parks and Recreation Center

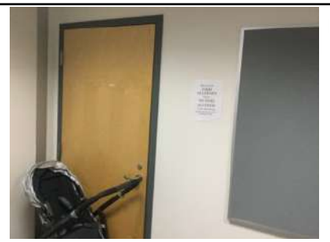
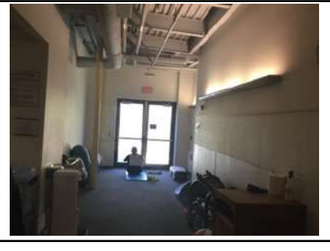
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
30	Gymnasium	1	130	Doors, Doorways, & Gates	Other		Mat not securely attached	-	ADA 2010: 302.2	Ensure the mat is securely attached.	1	
31	Men's Toilet Room	1	143	Doors, Doorways, & Gates	Toilet Room		Mat not securely attached	-	ADA 2010: 302.2	Ensure mat is securely attached.	1	
32	Men’s Wellness Lockers	1	132	Doors, Doorways, & Gates	Toilet Room		Mat not securely attached		ADA 2010: 302.2	Ensure mat is securely attached.	1	
33	Gymnasium	1	130	Doors, Doorways, & Gates	Other		Door requires > 5 lbs. of force to open	11 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
34	Gymnasium	1	130	Doors, Doorways, & Gates	Emergency Egress		Door requires > 5 lbs. of force to open	15 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	

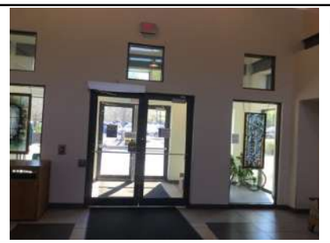
Parks and Recreation Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
35	Pine Room	1	106	Doors, Doorways, & Gates	Office		Door requires > 5 lbs. of force to open	14 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
36	Willow Room	1	105	Doors, Doorways, & Gates	Other		Door requires > 5 lbs. of force to open	12 lbs	ADA 2010: 404.2.9	Adjust closer so door does not require more than 5 pounds of force to open.	1	
37	Women's Wellness - Locker Room	1		Doors, Doorways, & Gates	Vestibule		Door requires > 5 lbs. of force to open	10 lbs	ADA 2010: 404.2.9	Adjust closer so door does not require more than 5 pounds of force to open.	1	
38	Towards Pool	1		Doors, Doorways, & Gates	Other		Door requires > 5 lbs. of force to open	12 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
39	Fitness Room	1		Doors, Doorways, & Gates	Office		Door requires > 5 lbs. of force to open	8 lbs	ADA 2010: 404.2.9	Adjust closer so door does not require more than 5 pounds of force to open.	1	

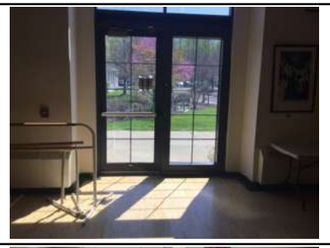
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
40	Spinning Room	1		Doors, Doorways, & Gates	Other		Door requires > 5 lbs. of force to open	12 lbs	ADA 2010: 404.2.9	Adjust closer so door does not require more than 5 pounds of force to open.	1	
41	Women's Toilet Room	1	144	Doors, Doorways, & Gates	Vestibule		Door requires > 5 lbs. of force to open	15 lbs	ADA 2010: 404.2.9	Adjust closer so door does not require more than 5 pounds of force to open.	1	
42	Men's Toilet Room	1	143	Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	18 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
				C. Exercise Machines								
43	Spinning Room	1		Exercise Machines	N/A		Clear floor space not provided at exercise machines	-	ADA 2010:1004.1	Ensure a 30" by 48" clear floor space positioned for transfer is provided at each type of exercise machine.	1	
				H. Signage								
44	Towards Wellness Locker Rooms	1		Signage	N/A		Sign location not compliant	-	ADA 2010: 703.4.2	Locate sign to the right of the right hand door.	1	

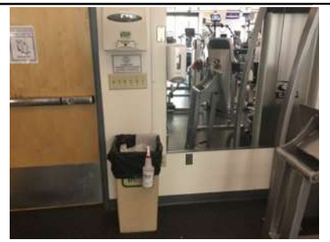
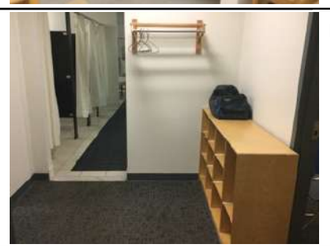
Parks and Recreation Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
45	Spinning Room	1		Signage	Directional		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	
46	Daycare	1		Signage	N/A		Not provided	-	ADA 2010: 216	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side. Ensure the emergency exit is clear at all times.	1	
47	Yoga Room	1		Signage	Designation		Clear floor space not provided at sign	-	ADA 2010: 703.4.2	Relocate furniture to ensure the 18" min. by 18" min. clear floor space is maintained at the sign.	1	
48	Fitness Room	1		Signage	N/A		Directional sign to accessible emergency exit not provided International Symbol of Acc. not provided	- -	ADA 2010: 216.4.3 ADA 2010: 703.7.2	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
49	Northwest Exit - Near Fitness Room	1		Signage	N/A		Directional sign to accessible emergency exit not provided International Symbol of Acc. not provided	- -	ADA 2010: 216.4.3 ADA 2010: 703.7.2	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

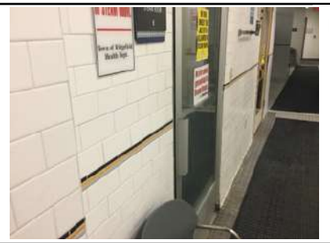
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
50	Cooper Beach Room	1		Signage	Directional		Raised characters not provided Braille not provided	- -	ADA 2010: 703.2 ADA 2010: 703.3	Provide text with raised characters duplicated in braille.	1	
51	Women's Wellness - Locker Room	1		Signage	Designation		Raised characters < 48" or > 60 " above ground	62"	ADA 2010: 703.4.1	Mount sign between 48” min. and 60” max. above finished floor.	1	
52	Women’s Toilet Room	1	144	Signage	Designation		Raised characters < 48" or > 60 " above ground	62”	ADA 2010: 703.4.1	Mount sign between 48” min. and 60” max. above finished floor.	1	
53	Lobby	1		Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Provide braille.	1	
54	By Lobby/ Spinning	1	143	Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Provide braille.	1	

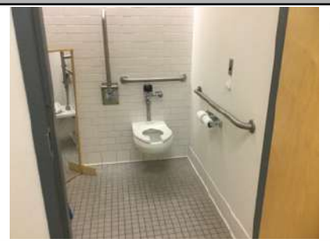
Parks and Recreation Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
55	Community Room	1		Signage	N/A		Braille not provided	-	ADA 2010: 703.3	Provide braille.	1	
56	Exit to Spray Deck	1		Signage	N/A		Braille not provided	-	ADA 2010: 703.3	Provide braille.	1	
57	Pine Room	1	106	Signage	N/A		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign alongside the door on the latch side.	1	
58	Classroom	1	104	Signage	N/A		Sign not located on the latch side of the door Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4 ADA 2010: 703.4.2	Locate sign alongside the door on the latch side. Remove furniture to maintain the maneuvering clearance at the door.	1	
59	Pool Exit	Ext.		Signage	Designation		Not maintained in operable working condition		ADA 2010: 402.1	Ensure sign is maintained in operable working conditions.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		K. Operable Parts										
60	Willow Room	1	105	Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Relocate chairs to maintain a clear floor space at the telephone.	1	
61	Fitness Room	1		Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Remove trash can to provide a clear floor space at the dispenser.	1	
62	Willow Room	1	105	Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	70"	ADA 2010: 308	Ensure that at least 5 percent of hooks are mounted 48" max. above finished floor.	1	
63	Women's Wellness - Locker Room	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	66.5"	ADA 2010: 308	Lower so rack is 48" above finished floor.	1	
64	Fitness Room	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	-	ADA 2010: 308	Lower so dispenser is 48" above finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
65	Men’s Wellness Lockers	1	132	Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	67"	ADA 2010: 308	Lower so rack is 48" above finished floor.	1	
		N/A										
66	Maple Room	1	107	N/A	N/A		N/A		N/A	This room was in use the day of survey.	1	
		O. Locker Room										
67	Women's Wellness - Locker Room	1		Locker Room	Women's		Clear floor space not provided at bench Bench < 20" or > 24" deep	- 10"	ADA 2010: 903.2 ADA 2010: 903.3	Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer. Provide a bench that is 20"- 24" deep max.	1	
68	Men’s Wellness Lockers	1	132	Locker Room	Men's		Back support not provide at bench	-	ADA 2010: 903.4	Locate bench affixed to a wall with room on the side to transfer.	3	
		C. Toilet & Bathing Rooms										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Overall Access										
69		1	141 & 139	Overall Access	N/A		N/A		N/A	These two rooms were undergoing renovations the day of the survey.	1	
70	Women's Sauna and Steam Rooms	1		Overall Access	N/A		N/A		N/A	These rooms were in use the day of the survey.	1	
71	Women's Wellness - Locker Room	1		Overall Access	N/A		Mat not securely attached	-	ADA 2010: 302.2	Ensure mat is securely attached.	1	
		B. Lavatory										
72	Special Accommodation Changing Area	1		Lavatory	N/A		Exposed plumbing underneath lavatory	-	ADA 2010: 606.5	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
		C. Single-User Toilet										
73	Daycare	1		Single-User Toilet	N/A		Side or rear grab bar < 33" or >36" high	24"	ADA 2010: 609.4	Mount grab bars 33"- 36" above the floor.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
74	Toilet Room	1	105B	Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	ADA 2010: 604.3	Remove mirror to maintain the 60" min. clear space at the toilet. Note: If this toilet room is being used by children, recommend having the toilet seat lower.	1	
75	Special Accommodation Changing Area	1		Single-User Toilet	N/A		Side or rear grab bar < 36" long	24”	ADA 2010: 604.5.2	Provide a rear wall grab bar that is 36" long min. located rear grab bar to extend 24" min. from the centerline of the toilet.	1	
		D. Toilet Compartment										
76	Women's Wellness - Locker Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	ADA 2010: 604.8.1.2	Repair hinge.	1	
77	Women’s Toilet Room	1	144	Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	ADA 2010: 604.8.1.2	Repair hinge.	1	
78	Men's Toilet Room	1	143	Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long	24”	ADA 2010: 604.5.2	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
79	Special Accommodation Changing Area	1		Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long	24”	ADA 2010: 604.5.2	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	
80	Special Accommodation Changing Area	1		Toilet Compartment	Accessible Compartment		Coat hook > 48"	- 68"	ADA 2010: 603.4	Lower coat hook so that it is no higher than 48".	1	
		F. Dispensers										
81	Men's Toilet Room	1	143	Dispensers	N/A		Controls > 48" igh	62"	ADA 2010: 309.3	Lower paper towel dispenser so the operable part is no higher than 48" above finished floor.	1	
82	Women's Wellness - Locker Room	1		Dispensers	N/A		Not operable with a closed fist	-	ADA 2010: 309.4	Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
83	Women’s Toilet Room	1	144	Dispensers	N/A		Not operable with a closed fist	-	ADA 2010: 309.4	Provide a dispenser 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	Remediation Citations	Recommendations	Quantity	
84	Special Accommodation Changing Area	1		Dispensers	N/A		Dispensers acts as a protruding object	-	ADA 2010: 307.2	Relocate dispenser to maintain the clearance at the lavatory.	1	
85	Special Accommodation Changing Area	1		Dispensers	N/A		Dispensers acts as a protruding object	-	ADA 2010: 307.2	Relocate dispenser so it does not protrude into the circulation path.	1	
		G. Shower Compartment										
86	Special Accommodation Changing Area	1		Shower Compartment	Transfer Type		Seat not provided (transfer compartment)	-	ADA 2010: 608.4	Provide a folding or non-folding seat.	1	
87	Women's Wellness - Locker Room	1		Shower Compartment	Roll-in Type		Seat non-compliant	-	ADA 2010: 610.3	Provide a folding type seat that extends from the back wall to a point within 3 inches of the compartment entry.	1	
		D. Toilet Rooms for Children										
		C. Lavatory										
88	Special Accommodation Changing Area	1		Lavatory	N/A		Exposed plumbing underneath	-	ADA 2010: 606.5	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
E. Additional Access												
B. Sink												
89	Classroom	1	104	Sink	Classroom		Exposed plumbing underneath sink Dispenser not within reach range	- -	ADA 2010: 606.5 ADA 2010: 308	Insulate or otherwise configure pipes at sink. Relocate dispenser 48" max. above the finished floor or ground.	1	
F. Play and Sport Areas												
A. Swimming Pool												
90	Hot Tub	1	105B	Swimming Pool	N/A		Accessible entries not provided	- -	ADA 2010: 242.2	Provide a lift.	1	
B. Play Areas												
91	Play Area	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route to play area. Reduce change in level to 1/2" max. beveled. Install 6' long 36' wide min. wood ramp no steeper that 8.33% (1:12) to provide access to playground. (Note: Because rise is not more than 6", handrails are not required.)	1	
C. Exercise Machines												
92	Fitness Room	1		Exercise Machines	N/A		Clear floor space not provided at exercise machines	-	ADA 2010:1004.1	Ensure a 30" by 48" clear floor space positioned for transfer is provided at each type of exercise machine.	1	
Y. Universal Design												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
			Benches									
93	Main Entrance	Ext.		Benches	N/A		N/A		N/A	Recommend providing one bench with back support.	1	
			C. Off-Street Parking Lot or Garage									
94	Parking Lot			Off-Street Parking Lot or Garage	N/A		N/A		N/A	Recommend using term "Accessible" instead of "Handicapped".	1	
			F. Dispensers									
95	Women's Toilet Room	1	144	Dispensers	N/A		N/A		N/A	Recommend locating a paper towel dispenser near the wheelchair accessible compartment.	1	
			T. Benches									
96	Trail	1		Benches	N/A		N/A		N/A	Recommend providing seating areas along the trail.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
97	Trail	1		Benches	N/A		N/A	-	N/A	Recommend providing a variety of seating areas (benches with back support, arm support, etc.).	1	
		T. Waysides										
98	Trail	1		Waysides	N/A		N/A	-	N/A	Recommend mounting waysides at an angle and closer to the accessible route.	1	

American Legion Post



Town of Ridgefield

ADA Transition Plan

February 2020
Updated February 2021

Institute for Human Centered Design

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American Legion Post

Background

The American Legion Post, also called the Everett Ray Seymour Post 78, named to honor Ridgefield's first veteran who lost his life in World War I, is located in one of the town's historic schoolhouses at 71 N. Salem Road. The survey included the entrance and parking lot, as well as interior areas that are open to the public such as the bar, kitchen, toilet rooms and common area.

The main entrance is located on the east side of the American Legion Post building; all entrances into the building are currently inaccessible and no accessible alternative is provided. The American Legion Post is a one-story building.

Key Accessibility Issues

Parking Lot
There is one main parking lot located at the south side of the building. It is paved but not striped and there are no designated accessible spaces. The parking lot is estimated to have a capacity of 15 vehicles.

Entrances and Exits
There are three (3) entrances/exits to the building, including emergency egress, of which none are accessible. All three (3) have stairs leading up to the door – there is no accessible emergency egress. In addition, the threshold at the main entrance is greater than the ½" maximum allowed by the ADA.

Toilet Rooms
There are two single-user toilet rooms – one each for men and women. Neither of them is accessible. Both toilet rooms lack signs with raised characters and braille located on the latch side of the door. They also have hardware on the doors that are not operable with a closed fist. Furthermore, they lack the minimum width and depth clearance to comply with the requirements for a single-user toilet room. Additionally, the lavatory lacks knee and toe clearance, as well as clear floor space.

Additional Accessibility Issues

- Informational waysides outside the building are not located on an accessible route.
- The bar counter exceeds the 36" maximum height allowed by the ADA.
- Reach ranges at closet coat hooks exceed the 48" maximum allowed for a forward approach.
- The kitchen lacks a sink with knee and toe clearance.

Order of Magnitude Cost Estimates

- Provide a ramp to make the main entrance accessible: $7,081
- Toilet room renovations (one accessible single-user toilet room, signage, accessible door hardware, etc.): $14,105
- Provide compliant sink with knee and toe clearance and lower the bar counter: $540
- Miscellaneous corrective actions (van accessible parking, wayside access, thresholds, directional signs, etc.): $1,670

Total: $23,396*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which

should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Inclusive Design

It is important to note that best practice or inclusive design recommendations are not required by state or federal law, but they would greatly enhance the usability of the facility for all users.

- Recommend providing a cooktop with knee and toe clearance in the kitchen.

American Legion Post

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Parking Lot	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant	6'	ADA 2010: 403.2	Waysides not located on an accessible route. Provide a stone dust path to the waysides. (Cost for 6' stone dust path.)	1	
		C. Off-Street Parking Lot or Garage										
2	Main Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces	15 0	ADA 2010: 208.2	Provide one van accessible space that is at least 96" wide with a marked access aisle at least 96" wide. Provide a sign with the designation "Van Accessible".	1	
		F. Emergency Exit										
3	Exit to Deck With Stairs	1		Emergency Exit			Emergency exit not on an accessible route	-	ADA 2010: 206.2.4	Provide a directional sign indicating the location of the nearest accessible exit.	1	
	B. Access to Goods and Services											
		C. Doors, Doorways, & Gates										
4	Main Exit	1		Doors, Doorways, & Gates	Meeting Room		Threshold > 1/2" high	1"	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	1	

American Legion Post

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		E. Stairways										
5	Main Entrance	Ext.		Stairways	Interior		Handrail not provided on both sides	-	ADA 2010: 505.2	Provide a 12' long by 3' wide ramp with handrails between 34" and 38" high and a landing that is 60" min. wide by 48" min. deep. (Cost based on a 12’ long x 3’ wide concrete ramp with a running slope of 8.33% max. and a landing at the door that is 60” min. x 48” min.)	1	
6	Exit From Main Dining Area	Ext.		Stairways	Interior		Handrails not provided	-	ADA 2010: 504.6	Provide handrails on both sides. (Cost estimate for a free standing wood rail.)	1	
7	Exit off Kitchen	Ext.		Stairways	Interior		Handrails not provided	-	ADA 2010: 504.6	Provide handrails on both sides. (Cost estimate for a free standing metal rail.)	1	
		H. Signage										
8	Men’s Toilet Room	1		Signage	Directional		Raised characters not provided Braille not provided Hardware not operable with a closed fist	- - 	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 309	Provide text with raised characters duplicated in braille. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
9	Women’s Toilet Room	1		Signage	Directional		Raised characters not provided Braille not provided Hardware not operable with a closed fist	- - 	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 309	Provide text with raised characters duplicated in braille. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

American Legion Post

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		J. Service Counter										
10	Bar	1		Service Counter	217		Counter > 36" high	45"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	
		K. Operable Parts										
11	Main Exit	1		Operable Parts	223		Reach < 15" or > 48"(forward/side approach)	66"	ADA 2010: 308	Relocate jacket hanger so that controls are between 15"- 48" above finished floor.	1	
		U. Kitchens and Kitchenettes										
12	Kitchen	1		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at sink	-	ADA 2010: 804	Provide a sink with knee and toe clearance positioned for a forward approach.	1	
		C. Toilet & Bathing Rooms										
		A. Overall Access										
13	Men’s Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide one accessible single-user toilet room with an accessible lavatory with knee and toe clearance positioned for a forward approach.	1	

American Legion Post

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
14	Women's Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided Mirror above lavatory w/reflective surface > 40"	-	ADA 2010: 213.3.1 ADA 2010: 603.3	Provide a sign to the nearest accessible toilet room. Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	

Ridgefield Golf Course



Town of Ridgefield
ADA Transition Plan

May 2019
Updated February 2021

Institute for Human Centered Design

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Ridgefield Golf Course

Year Built: 1974

Background

The Ridgefield Golf Course is a municipal golf course located at 545 Ridgebury Road. Amenities include parking, an 18 hole golf course with water fountains, water spouts and accessible portable toilets at multiple locations on the golf course, a two-story clubhouse with a Pro Shop on the first floor and Odeen's Barbeque Restaurant on the second floor, golf cart rental including the availability of a "Paramobile" accessible golf cart, a practice range, a driving range and a starter's shed.

At the Clubhouse, the second floor dining area includes a walk-up food service window near an interior bar, both indoor seating and outdoor seating on a deck, and men's and women's multi-user toilet rooms. Access to the second floor is from an entrance at a parking area on the east side of the Clubhouse, or from exterior staircases that connect to the outdoor deck. There is a ground floor entrance on the west side of the Clubhouse leading to the Pro Shop as well.

With the use of a golf cart, there is accessible continuous passage to all amenity locations and to all 18 holes of the golf course including multiple teeing grounds at each hole.

The golf course is open for both public and member use, with tee times that can be reserved online or on-site. Additional services include a Men's Golf Club, a Senior's Golf Club, and a Ladies Golf Association. Private, semi-private, and group lessons can be purchased by phone or on-site, and a Junior Golf Camp is offered weekly during the summer for children ages 8 to 14.

Key Accessibility Issues

<u>Parking</u>
Accessibility issues include excessive slopes (2.7%) at the accessible parking spaces near the entrance to Odeen's Barbeque Restaurant, signs with the International Symbol of Accessibility (ISA) mounted lower than the minimum height allowed at the accessible spaces near the entrance to Odeen's Barbeque Restaurant and at the accessible spaces near the golf cart path, and lack of a sign with the words "Van Accessible" at the van accessible space near the golf cart path.

<u>Entrances</u>
Accessibility issues include lack of maneuvering clearance (noncompliant landing and lack of maneuvering clearance on latch side of door) and a threshold that is higher than the maximum height allowed at the entrance to the restaurant on the second floor of the Clubhouse. In addition, the threshold at the entrance to the Pro Shop on the first floor of the Clubhouse is also higher than the maximum height allowed.

<u>Toilet Rooms</u>
Accessibility issues at the multi-user toilet rooms in Odeen's Barbeque Restaurant include clearance at the toilet that is less than the minimum required in the women's accessible compartment, and lack of an accessible urinal and a door with the incorrect swing at the men's accessible compartment. In addition, at both the men's and women's multi-user toilet rooms, the rear grab bar in the accessible compartment is shorter than the minimum length required, and the knee and toe clearance at the lavatory is less than the minimum required.

<u>Dining Surfaces</u>
Accessibility issues include lack of accessible dining surfaces at the high tables and bar and at the outdoor deck seating area at Odeen's Barbeque Restaurant.

Drinking Fountains
Accessibility issues include lack of a drinking fountain for a standing user between holes 4 and 8, lack of an accessible route and lack of a drinking fountain for a seated user at the drinking fountain near the wooded and swamp area.

Additional Accessibility Issues

- Lack of accessible service counters at the restaurant walk-up order window and at the starter's shed.

Order of Magnitude Cost Estimates

- Correct accessible parking spaces: $1,216
- Correct toilet rooms: $6,978
- Provide accessible drinking fountains: $4,225
- Provide accessible dining surfaces: $1,540
- Miscellaneous corrective actions (signage, door thresholds, service counters, etc.): $1,927

Total: $15,886*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Universal Design

- Recommend, given the distance from the accessible parking spaces to the area where golf carts are available, making a golf cart available upon request or as needed for golfers who may need assistance in transport from the parking area to the Pro Shop, the practice range, or elsewhere on the course.

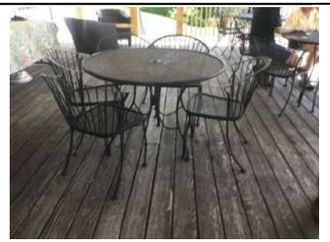
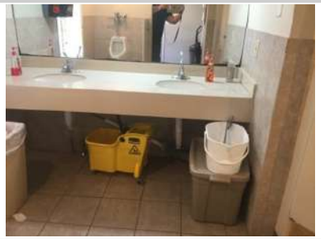
Ridgefield Golf Course

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
	C. Off-Street Parking Lot or Garage											
1	Course Parking Lot Near Cart Path	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" Sign < 60" above finished grade	87 2 1 - 28"	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.6 ADA 2010: 502.6	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	
2	Restaurant Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:48 (2.08%) Sign < 60" above finished grade	2 - 2.7% 24"	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.4 ADA 2010: 502.6	Reduce running or cross slope to be no steeper than 1:48 (2.08%). Locate sign with the bottom of the sign 60" above the ground. (Cost based on asphalt to correct slope and $150 per space to re-stripe after asphalt is added.)	2	
	E. Entrance											
3	Entrance to Pro Shop	Ext.		Entrance	Secondary Entrance		Threshold > 3/4" high	3”	ADA 2010: 404.2.5	Alter threshold to be 3/4" high max.	1	
	F. Emergency Exit											
4	Restaurant	2		Emergency Exit	85		Directional sign to accessible emergency exit not provided	-	ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
	B. Access to Goods and Services											

Ridgefield Golf Course

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Means of Egress										
5	Pro Shop	1		Means of Egress	105		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	
		B. Interior Access Route										
6	Accounting	1		Interior Access Route	Interior		Route < 36" wide	28"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
7	Restaurant Bar	2		Interior Access Route	Interior		Route < 36" wide	25"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
		C. Doors, Doorways, & Gates										
8	Restaurant Entrance	Ext.		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Maneuvering clearance at door > 1:48 (2.08%) Threshold > 1/2" high	- 6.2% 1"	ADA 2010: 404.2.4 ADA 2010: 404.2.4.4 ADA 2010: 404.2.5	Ensure door maneuvering clearance is 60" long min. (landing), and provide 18" min. maneuvering clearance on latch side of door. Alter so that the slope in all directions is no greater than 1:48 (2.08%) and door threshold is no greater than 1/2" max. (Cost based on concrete landing and altering threshold.)	1	
9	Director of Golf Office	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4 ADA 2010: 309	Remove the obstruction to provide maneuvering clearance at door. 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	Remediation Citations	Recommendations	Quantity	
10	Restaurant to Deck Seating	2		Doors, Doorways, & Gates	Circulation		Threshold > 1/2" high	1"	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	1	
		H. Signage										
11	Men's Toilet Room	2		Signage	Designation		Raised characters not provided	-	ADA 2010: 703.2	Provide text with raised characters duplicated in braille.	1	
12	Women's Toilet Room	2		Signage	Designation		Raised characters not provided Braille not provided	- -	ADA 2010: 703.2 ADA 2010: 703.3	Provide text with raised characters duplicated in braille.	1	
		J. Service Counter										
13	Restaurant Walk-Up Window	2		Service Counter	217		Counter > 36" high	48"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	
14	Starter's Shed	Ext.		Service Counter	N/A		Counter > 36" high	45"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
M. Dining or Work Surfaces												
15	Restaurant Bar	2		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided	40"	ADA 2010: 226.1	Ensure that 5% (at least one) dining surface at the bar is accessible.	1	
16	Restaurant Deck	Ext.		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that 5% (at least one) dining surface is accessible. (Table legs block access.)	1	
17	Restaurant Bar	2		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that 5% (at least one) dining surface is accessible.	1	
C. Toilet & Bathing Rooms												
B. Lavatory												
18	Men's Toilet Room	2		Lavatory	N/A		Clear floor space not provided at lavatory Toe or knee clearances not provided	- 26"	ADA 2010: 606.2 ADA 2010: 606.2	Remove storage from underneath lavatory. Provide at least one lavatory with knee and toe clearance positioned for a forward approach.	1	
19	Women's Toilet Room	2		Lavatory	N/A		Toe or knee clearances not provided	26”	ADA 2010: 606.2	Provide at least one lavatory with knee and toe clearance positioned for a forward approach.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		D. Toilet Compartment										
20	Men's Toilet Room	2		Toilet Compartment	Accessible Compartment		Door has an incorrect swing Rear grab bar < 42" long	- 24"	ADA 2010: 604.8.1.2	Reverse swing at door. (Just 28" clear at door when door hits side grab bar.) 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	
21	Women's Toilet Room	2		Toilet Compartment	Accessible Compartment		Rear grab bar < 42" long Clearance at toilet < 59" clear depth	24” 56”	ADA 2010: 604.3	Provide a rear wall grab bar that is 42" long min. Provide a wheelchair accessible compartment that is 60" wide min. and 56" deep min. for wall hung toilets and 59" deep for min. for floor mounted toilets. (Cost based on a new accessible compartment.)	1	
		E. Urinal										
22	Men's Toilet Room	2		Urinal	N/A		Rim > 17" high	27"	ADA 2010: 605.2	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	
		E. Additional Access										
		A. Drinking Fountains										
23	Near Wooded and Swamp Area	Ext.		Drinking Fountains	N/A		Fountain not on accessible route \No drinking fountain provided for seated users	- -	ADA 2010: 602.4	Install a drinking fountain on an accessible route. Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain. (Cost based on a 3'x3' cement patch and a new Hi-Lo fountain.)	1	

Ridgefield Golf Course

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
24	Between Holes 4 and 8	Ext.		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	ADA 2010: 602.7	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	

Ridgefield Library



Town of Ridgefield
ADA Transition Plan

February 2020
Updated February 2021

Institute for Human Centered Design

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Ridgefield Library

Background

The Ridgefield Library is a three-story building located at 472 Main Street. An elevator and two (2) stairways connect the three levels. There is a shared parking lot on the north and east side of the building.

There are three (3) entrances/exits – one from the north side, one from the east side, and one from the west side on Main Street. There is also one (1) emergency exit on the south side of the building. Accessible toilet rooms are provided on all three levels. In addition, stacks and reading areas are located on the main and upper levels with a children's area on the main level and program rooms on the lower level.

Accessibility Issues

There are no major accessibility issues at the library. Accessibility issues include the following:

- Egress signs lack raised characters and braille.
- Some toilet rooms lack a sign with the International Symbol of Accessibility (ISA).
- Lack of coat hooks that don't exceed the maximum height allowed.
- Some interior access routes have protruding objects in the circulation path and lack 36" minimum clearance.
- Toilet room doors on the main and lower levels require excessive force to operate.

Order of Magnitude Cost Estimates

- Miscellaneous corrective actions (signage, etc.): $1,312

Total: $1,312*

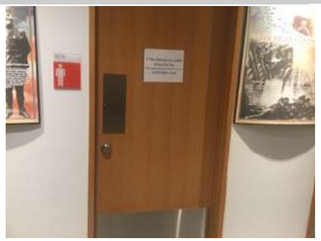
* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

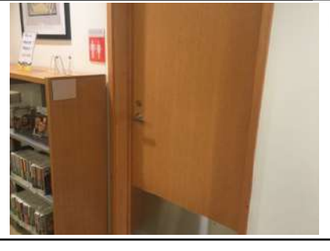
Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Ridgefield Library

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
B. Access to Goods and Services												
A. Means of Egress												
1	Egress	LL		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
2	Main Entrance	Main		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
3	Side Exit	Main		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided. Mount signs between 48”- 60” above finish floor located on the latch side of the door.	1	
B. Interior Access Route												
4	Reading Room	UL		Interior Access Route	N/A		Route < 36" wide.	25”	o values defined>	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
5	General Circulation	UL		Interior Access Route	N/A		Obstructed by protruding objects	38”, 5.5”	ADA 2010: 307	Relocate bookstands to be out of the circulation path.	1	

Ridgefield Library

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	General Circulation	Main		Interior Access Route	N/A		Obstructed by protruding objects	11"	ADA 2010: 307	Relocate computer tables to be out of the circulation path.	4	
7	By Library Administration Office	UL		Interior Access Route	N/A		Obstructed by protruding objects Route < 36" wide.	32” 28”, 11”	ADA 2010: 307	Relocate computer tables so that they do not protrude into the circulation path and so that the access route has the necessary minimum width.	4	
		C. Doors, Doorways, & Gates										
8	Men’s and Women's Toilet Rooms	LL		Doors, Doorways, & Gates	Vestibule		Door requires > 5 lbs. of force to open	15 lbs, 19 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	2	
9	Single-User Toilet Rooms	Main		Doors, Doorways, & Gates	Vestibule		Door requires > 5 lbs. of force to open	14 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	2	
		K. Operable Parts										
10	Children’s Area	Main		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	66"	ADA 2010: 308	Relocate coat hooks so that controls are between 15"- 48" above finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
11	Near Children's Single-User Toilet Rooms	Main		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	61"	ADA 2010: 308	Relocate coat hooks so that controls are between 15"- 48" above finished floor.	1	
12	Near Single-User Toilet Rooms	Main		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	61"	ADA 2010: 308	Relocate coat hooks so that controls are between 15"- 48" above finished floor.	1	
	C. Toilet & Bathing Rooms											
	A. Overall Access											
13	Children's Program	Main		Overall Access	Toilet Room		International Symbol of Acc. not provided	-	ADA 2010: 216.8	Provide a sign with the International Symbol of Accessibility.	1	
14	Children's Single-User Toilet Room (Left)	Main		Overall Access	Toilet Room		International Symbol of Acc. not provided	-	ADA 2010: 216.8	Provide a sign with the International Symbol of Accessibility.	1	
15	Children's Single-User Toilet Room (Right)	Main		Overall Access	Toilet Room		International Symbol of Acc. not provided	-	ADA 2010: 216.8	Provide a sign with the International Symbol of Accessibility.	1	

Ridgefield Library

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
16	Single-User Toilet Room (1 of 2)	Main		Overall Access	Toilet Room		International Symbol of Acc. not provided	-	ADA 2010: 216.8	Provide a sign with the International Symbol of Accessibility.	2	
		C. Single-User Toilet										
17	Single-User Toilet Rooms	Main		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	ADA 2010: 604.3	Relocate stand near the toilet to provide the necessary clear width.	2	
	Z. Best Practice											
		Bench										
19	Near Main Entrance	UL		Bench	N/A				o values defined>	Recommend ensuring that the bench has a clear floor space of 36" wide min. by 48" min. at one end so a visitor with a wheeled mobility device can be positioned at one end of the bench.	1	
		Study Room										
18	Study Rooms	UL	225, 226	Study Room	N/A				o values defined>	Recommend that when fire system is updated, install a visible fire alarm in each study room.	2	

Lounsbury House



Town of Ridgefield

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Lounsbury House

Year Built: 1896

Background

Lounsbury House is located at 316 Main Street and it is on the National Register of Historic Places. The building has three (3) stories, a garden level and a basement. A private apartment is on the third floor and the Ridgefield Community Kindergarten (RCK) is located in the basement. The exterior grounds and the first and second floors of Lounsbury House are available to the public for a wide range of activities including conferences, weddings, public meetings and the Memorial Day Parade Picnic. The exterior area includes parking to the north and south, a gazebo, and a terrace with a pergola to the southeast.

There is an accessible route from the parking lot on the south to the exterior terrace area. There is also a route from the garden level on the southeast side of Lounsbury House towards the terrace, though that route has an excessive running slope.

The parking lot to the north is for the kindergarten. The kindergarten entry door connects to a staircase to the basement. The kindergarten also has a doorway leading to an exterior playground on the east side of Lounsbury House via a non-accessible route. At present there is no accessible means of access to the kindergarten.*

An exterior ramp on the south side of Lounsbury House provides access to a porch on the first floor which connects to the accessible main entrance on the west side of Lounsbury House. A central staircase connects the first and second floors, and there are emergency egress stairs off the staff kitchen to the north. An elevator provides vertical access from the garden level to the first and the second floors. There is no accessible means of vertical access between the basement and the upper floors of the building, or to the apartment on the third floor.

The basement level houses the kindergarten including a children's toilet room. There is also an "event men's" toilet room in the basement. The first floor includes the main foyer, a single-user toilet room, a women's toilet room, three large open rooms with fireplaces and a staff kitchen. The second floor contains a groom's room with a single-user toilet room, a sitting room, a conference room, a bride's room with a single-user toilet room, and two staff offices. There is a non-accessible balcony on the second floor, but blueprints provided by the Town of Ridgefield have the words "No Access Allowed" written in the balcony area, and IHCD team was told the balcony is no longer used by members of the public. The third floor houses an apartment which was not included in the scope of this review.

Key Accessibility Issues

<u>Access to Basement</u>
The major accessibility issue at Lounsbury House is the lack of an accessible route to the basement where the kindergarten is located. It may be technically infeasible to install a limited-use/limited-application (LULA) elevator between the main entry on the north side and the basement or to create an accessible route to the basement entry door near the playground on the northeast side.

<u>Exterior Access Routes and Exterior Ramps</u>
Accessibility issues include a running slope greater than the maximum allowed and handrails mounted lower than the minimum height required at the exterior ramp that provides access to the main entrance. There is also a lack of an accessible route from a basement doorway at the kindergarten to the playground (a ramp and accessible walkway are required). A walkway and ramp that starts near the main exterior ramp and continues towards the gazebo has a running slope greater than the maximum slope allowed. It also lacks handrails on one side and edge protection on both sides. There is also an excessive running slope on the exterior route from the garden level exit on the southeast side of Lounsbury House towards the terrace area,

and there are surface openings greater than the maximum allowed on the path to the patio and to the pergola.

Parking
Accessibility issues in the north/kindergarten parking lot include an excessive running slope, lack of an identification sign and lack of a sign with the words “Van Accessible” at the van accessible parking space. Also, there is a lack of a car accessible parking space with a marked access aisle and identification sign. The south Lounsbury House parking lot has an excessive cross slope at a shared access aisle, a car accessible parking space lacks an identification sign, and a van accessible parking space lacks an identification sign and a sign with the words “Van Accessible”. A car accessible parking space near the ramp to the main entrance lacks an access aisle.

Doors & Doorways
Accessibility issues include three (3) doors that are narrower than the minimum width required, door thresholds that are higher than the maximum height allowed, and door hardware requires tight grasping, pinching, and twisting of the wrist.

Toilet Rooms
Accessibility issues in the basement “event men’s” toilet room include a lavatory that lacks toe and knee clearance and that is higher than the maximum height allowed, a faucet that requires tight grasping, pinching or twisting of the wrist, and a mirror mounted higher than the maximum height allowed. There is also the lack of an accessible compartment, a urinal positioned higher than the maximum height allowed, and lack of an alarm. The basement kindergarten children’s multi-user toilet room lacks an accessible compartment. The single-user toilet room on the first floor has a mirror that is mounted higher than the maximum height allowed, a flush control not on the open/transfer side, and lacks an alarm. The women’s toilet room on the first floor lacks a sign indicating the location of the nearest accessible toilet room. On the second floor, the groom’s single-user toilet room lacks an accessible compartment. The bridal single-user toilet room has a lavatory that lacks toe and knee clearance, lacks a side and rear grab bar and lacks an alarm. In addition, the basement kindergarten toilet room and the second floor bridal toilet room have entry doors that comprise two (2) of the three (3) doors in Lounsbury House that are narrower than the minimum width required.

Playground
Accessibility issues include lack of an accessible route around and under all play components, in addition to the previously mentioned lack of an accessible route to the playground.

Additional Accessibility Issues

- Lack of compliant designation, directional and egress signage.
- Missing handrails on interior and exterior stairways.
- Objects protrude into the interior circulation route.

Order of Magnitude Cost Estimates

- Renovate and provide exterior ramps and accessible exterior access routes: $25,693
- Renovate parking: $2,401
- Renovate toilet rooms: $17,436
- Renovate doors: $7,919
- Provide an accessible route to and around all playground play components (poured-in-place rubber): $12,600
- Miscellaneous corrective actions (signage, protruding objects, stair railings, etc.): $3,270

Total: $69,319**

***Note**: Costs to provide an accessible route to the basement are not included because it may be technically infeasible to do so.

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Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

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 saving non-accessible door hardware that is replaced with accessible hardware in case the door knobs are of historical significance.

Lounsbury House

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Path to Patio	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2"	-	ADA 2010: 302.3	Replace or reposition stones so that openings are 1/2" max.	1	
2	Path to Pergola	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2"	-	ADA 2010: 302.3	Replace or reposition stones so that openings are 1/2" max.	1	
3	Path to Terrace, Pergola, etc.	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	10.5%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). When repair is done, ensure cross slope to be no steeper than 1:48 (2.08%).	1	
		C. Off-Street Parking Lot or Garage										
4	Lounsbury House Parking (South 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 > 1:48 (2.08%) Sign not provided Sign does not have the designation "Van Accessible"	26 1 1 3.3% - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.4 ADA 2010: 502.6 ADA 2010: 502.6	Reduce slope to be no steeper than 1:48 (2.08%). Provide a sign with the International Symbol of Accessibility with the bottom of the sign 60" min. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
5	Ridgefield Community Kindergarten Parking (North 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 space > 1:48 (2.08%) Sign not provided Sign does not have the designation "Van Accessible"	42 - 1 7.2% - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.4 ADA 2010: 502.6 ADA 2010: 502.6	Provide a car accessible parking space 120" wide min. and access aisle 60" wide min. with a sign that includes the International Symbol of Accessibility (ISA). Reduce running slope at van space to be no steeper than 1:48 (2.08%). Provide a sign with the ISA and Add the designation "Van Accessible" to the sign located at the van accessible space.	1	

Lounsbury House

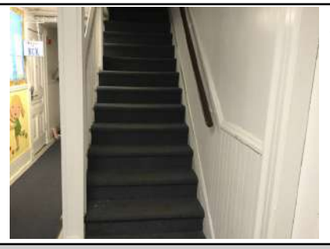
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Accessible Parking Near Exterior Ramp	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated accessible parking spaces Access aisle not provided	2 -	ADA 2010: 208.2 ADA 2010: 502.3	Provide a marked access aisle that is at least 60" wide at the parking space closest to the path to the ramp. (Re-striping)	1	
		E. Entrance										
7	Main Entrance	1		Entrance	Main Entrance		Threshold > 3/4" high	1.5"	ADA 2010: 404.2.5	Alter threshold to be 3/4" high max.	1	
		F. Emergency Exit										
8	Staff Kitchen	1		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	ADA 2010: 206.2.4 ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
		B. Access to Goods and Services										
		A. Means of Egress										
9	Emergency Exit in Stairwell	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above the finished floor located on the latch side of the door.	4	

Lounsbury House

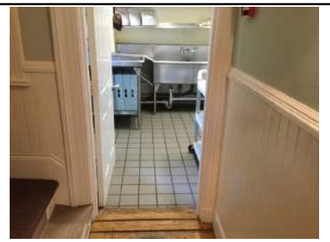
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	B. Interior Access Route											
10	Route to Preschool Toilet Room	B		Interior Access Route	Interior		Route < 36" wide	21"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route. (Route is just 21" wide between bench and wall.)	1	
11	Right of Main Entrance	1		Interior Access Route	Interior		Obstructed by protruding objects	50"	ADA 2010: 307	Provide a cane-detectable barrier. (Cost estimate based on installation of a fixed fireplace screen.)	1	
12	Main Entrance Area	1		Interior Access Route	Interior		Obstructed by protruding objects	52"	ADA 2010: 307	Provide a cane-detectable barrier. (Cost estimate based on installation of a fixed fireplace screen.)	1	
13	Foyer	1		Interior Access Route	Interior		Obstructed by protruding objects	55"	ADA 2010: 307	Provide a cane-detectable barrier. (Cost estimate based on installation of a fixed fireplace screen.)	1	
14	Left of Main Entrance	1		Interior Access Route	Interior		Obstructed by protruding objects	50"	ADA 2010: 307	Provide a cane-detectable barrier. (Cost estimate based on installation of a fixed fireplace screen.)	1	

Lounsbury House

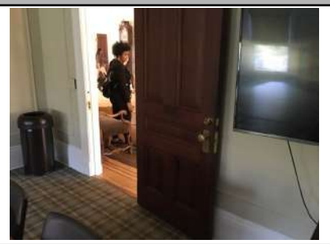
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
15	Staff Kitchen to Main Entrance	1		Interior Access Route	Interior		Obstructed by protruding objects	51"	ADA 2010: 307	Provide a cane-detectable barrier.	1	
16	Left of Main Entrance	1		Interior Access Route	Interior		Obstructed by protruding objects	54"	ADA 2010: 307	Provide a cane-detectable barrier. (Cost estimate based on installation of a fixed fireplace screen.)	1	
17	Below Main Stairs	1		Interior Access Route	Interior		Obstructed by protruding objects	77"	ADA 2010: 307	Provide a cane-detectable barrier such as additional furniture until route has 80" min. clear headroom.	1	
18	Bridal Suite	2		Interior Access Route	Interior		Obstructed by protruding objects	53"	ADA 2010: 307	Provide a cane-detectable barrier. (Cost estimate based on installation of a fixed fireplace screen.)	1	
19	By Meeting Room	2		Interior Access Route	Interior		Obstructed by protruding objects	54"	ADA 2010: 307	Provide a cane-detectable barrier. (Cost estimate based on installation of a fixed fireplace screen.)	1	

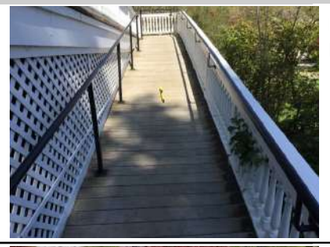
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
20	Preschool	B		Interior Access Route	Interior		Obstructed by protruding objects	74"	ADA 2010: 307	Provide a cane-detectable barrier.	1	
21	Stairs to Ridgefield Community Kindergarten Entrance	B		Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Provide an accessible means of vertical access from the kindergarten entry at the north parking lot to the kindergarten in the basement (install a Limited-Use/Limited-Application (LULA) elevator) if technically feasible. Alternately, provide an accessible exterior access route to the kindergarten entry door near the playground.	1	
		C. Doors, Doorways, & Gates										
22	Route to Ridgefield Community Kindergarten Toilet Room	B		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Sign with International Symbol of Accessibility not provided.	26"	ADA 2010: 404.2.3	Widen the doorway so that there is 32" min. clear width. Provide sign with the International Symbol of Accessibility (ISA) once an accessible compartment is provided in this toilet room. (Though no actual door is present, cost is based on widening the doorway and providing a sign.)	1	
23	Staff Kitchen	1		Doors, Doorways, & Gates	Emergency Egress		Clear width at door < 32" Threshold > 1/2" high	30" 4"	ADA 2010: 404.2.3 ADA 2010: 404.2.5	Widen the door so that there is 32" min. clear width. Alter threshold to be 1/2" high max.	1	
24	Single-User Toilet Room by Bridal Suite	2		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Hardware not operable with a closed fist International Symbol of Acc. not provided	29" -	ADA 2010: 404.2.3 ADA 2010: 216.8 ADA 2010: 309	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 sign with International Symbol of Accessibility once toilet room is renovated.	1	

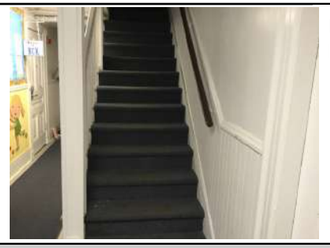
Lounsbury House

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
25	Ridgefield Community Kindergarten	B		Doors, Doorways, & Gates	Circulation		Threshold > 1/2" high	2"	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	1	
26	Route to Staff Kitchen	1		Doors, Doorways, & Gates	Circulation		Threshold > 1/2" high	2"	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	1	
27	Auxiliary Staff Kitchen Entrance	1		Doors, Doorways, & Gates	Circulation		Threshold > 1/2" high Hardware not operable with a closed fist	1.5" -	ADA 2010: 404.2.5 ADA 2010: 309	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	
28	Events Men's Toilet Room	B		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	3" - 20 lbs.	ADA 2010: 404.2.5 ADA 2010: 309 ADA 2010: 404.2.9	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. Adjust closers so doors do not require more than 5 pounds of force to open.	1	
29	Bridal Suite	2		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

Lounsbury House

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
30	Entrance to Meeting Room	2		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
31	Right-Side Office	2		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
32	Left-Side Office	2		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
33	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
36	Groom's Room - Single-User Toilet Room	2		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	ADA 2010: 309	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	Remediation Citations	Recommendations	Quantity	
34	Groom's Room	2		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	ADA 2010: 309	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	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
		D. Ramps										
37	Accessible Ramp Lower Section	Ext.		Ramps	Exterior		Running slope >1:12 (8.3%) Handrails < 34" or > 38" above ramp surface	10.6% 30"	ADA 2010: 405.2 ADA 2010: 505.4	Reduce running slope to be no steeper than 1:12 (8.3%). Alter so the handrails are 34"- 38" high above the floor. (Cost based on new 60' wood switch-back ramp with compliant railings.)	1	
38	Route From Accessible Parking	Ext.		Ramps	Exterior		Running slope >1:12 (8.3%) Handrails not provided at both sides if rise is > 6" Edge protection < 4" high	12% - -	ADA 2010: 405.2 ADA 2010: 405.8 ADA 2010: 405.9.2	Reduce running slope to be no steeper than 1:12 (8.3%). Provide handrails on both sides. (At present handrails are on just one side.) Provide edge protection that prevents the passage of a 4" diameter sphere, (Cost based on reducing slope for 30', providing a 60' railing on one side and providing 120' of edge protection.)	1	
39	Nursery Exit to Yard	B		Ramps	Exterior		Running slope >1:12 (8.3%) Edge protection < 4" high Handrails not provided	21% - -	ADA 2010: 405.2 ADA 2010: 405.9.2 ADA 2010: 405.8	Reduce running slope to be no steeper than 1:12 (8.3%). Provide edge protection. Provide handrails with 1 1/4"- 2" circular cross sections or 4"- 6 1/4" non-circular cross sections. (Cost based on new 15' strait pressure-treated wood ramp.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		E. Stairways										
40	Staff Kitchen to School Parking	1		Stairways	Exterior		Handrail height < 34" or > 38" Handrails have non-compliant cross section Handrail not provided on both sides	30" - -	ADA 2010: 505.4 ADA 2010: 505.7 ADA 2010: 505.2	Alter so the handrails are 34"- 38" high above the floor. Provide handrails with 1 1/4" - 2" circular cross sections or 4"- 6 1/4" non-circular cross sections. Provide handrail on one side. (Cost based on two 15' wood handrails.)	1	
41	By Nursery Parking Entrance	B		Stairways	Interior		Handrails do not extend 12" from stairs Handrails not continuous where required	- -	ADA 2010: 505.10.2 & 505.10.3 ADA 2010: 505.3	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Provide continuous handrails on both sides. (Cost based on one railing and one railing extension.)	1	
		H. Signage										
42	Women's Toilet Room	1		Signage	Designation		Raised characters not provided Raised characters < 48" or > 60 " above ground Braille not provided Sign not located on the latch side of the door Directional sign to access. bathroom not provided	- 41.5 - - -	ADA 2010: 703.2 ADA 2010: 703.4.1 ADA 2010: 703.3 ADA 2010: 703.4.2 ADA 2010: 216.8	Provide text with raised characters duplicated in braille. Mount signs so that the baseline of the lowest tactile character is 48” min. and 60” max. above finished floor. Locate sign at permanent rooms alongside the door on the latch side. Provide a sign indicating the location of the nearest accessible toilet room.	1	
43	Events Men's Toilet Room	B		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door International Symbol of Acc. not provided	- - - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 216.8 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side. Provide a sign with the International Symbol of Accessibility once toilet room is renovated.	1	
44	Single-User Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door International Symbol of Acc. not provided	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 216.8 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side. Provide a sign with the International Symbol of Accessibility once toilet room is renovated.	1	
		C. Toilet & Bathing Rooms										

Lounsbury House

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Overall Access										
45	Groom's Room - Single-User Toilet Room	2		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide one accessible wheelchair compartment or add an accessible single-user toilet room.	1	
46	Events Men's Toilet Room	B		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided Sign to accessible toilet not provided Audible and visible alarms not provided	- - -	ADA 2010: 213.3.1 ADA 2010: 216.8 ADA 2010: 215	Provide one accessible wheelchair compartment. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
		B. Lavatory										
47	Events Men's Toilet Room	B		Lavatory	N/A		Toe or knee clearances not provided Lavatory rim or counter > 34" Faucet is not operable with a closed fist Mirror above lavatory w/reflective surface > 40"	- 36" - 65"	ADA 2010: 606.2 ADA 2010: 606.3 ADA 2010: 606.4 ADA 2010: 603.3	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. and the rim no higher than 34". 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. Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	
48	Single-User Toilet Room	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	42.5"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	
49	Single-User Toilet Room by Bridal Suite	2		Lavatory	N/A		Audible and visible alarms not provided Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40"	22" 51"	ADA 2010: 606.2 ADA 2010: 603.3 ADA 2010: 215	When fire system is updated, ensure that a visible and audible fire alarm is installed. 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 finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		C. Single-User Toilet										
50	Single-User Toilet Room by Bridal Suite	2		Single-User Toilet	N/A		Centerline < 16" or > 18" Grab bar not provided Emergency call system/alarm pull switch not provided.	- - -	ADA 2010: 604.2 ADA 2010: 604.5	Relocate toilet so that the centerline is 16"-18" from the side wall. Provide one grab bar on the side wall of the toilet and one on the rear wall. Provide an emergency call system or an alarm pull switch.	1	
51	Single-User Toilet Room	1		Single-User Toilet	N/A		Audible and visible alarms not provided Flush control not on open side	-	ADA 2010: 604.6 ADA 2010: 215	When fire system is updated, ensure that a visible and audible fire alarm is installed. Relocate the flush control to the open side.	1	
		E. Urinal										
52	Events Men's Toilet Room	B		Urinal	N/A		Rim > 17" height Rim > 17" high	26"	ADA 2010: 605.2	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	
		D. Toilet Rooms for Children										
		B. Toilet Compartment										
53	Preschool Toilet Room	B		Toilet Compartment	Accessible Compartment		Clearance at toilet < 60" clear width	-	ADA 2010: 604.3.1	Provide a wheelchair accessible compartment that is 60" wide min. and 59" deep min.	1	
		F. Play and Sport Areas										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		B. Play Areas										
54	Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Not connected to an accessible route	- 5"	ADA 2010: 206.2.17.1 ADA 2010: 206.2.17.1	Provide an accessible route around and under all play components (poured-in-place rubber). Provide an accessible route to the play area (stone dust path and reduce threshold at border). (Cost based on 30' x 30' poured-in-place rubber surface, 15' long 3' wide stone dust path, removal of 5" border at path.)	1	

Ridgefield Playhouse



Town of Ridgefield

ADA Transition Plan

March 2019
Updated February 2021

Institute for Human Centered Design

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Ridgefield Playhouse

Year Built: 1938 Year Renovated: 2000

Background

Ridgefield Playhouse is located at 80 East Ridge Road. It is in the Governor Park complex, south of Yanity Gym and across from Giuccoli Baseball Field.

The Playhouse features a stage, lobby, ticketing area, bar, projection booth, public restrooms, seating on both the first-floor stage level and on a balcony level, and facilities for performers which include a makeup area, toilet rooms and showers. A ramp on the south side of the building provides access from the parking lot to the main entrance and lobby. There is also an interior ramp providing access to the front row of stage-level theater seating, and a ramp to the stage. There is no accessible route to the balcony seating or projection booth.

The Playhouse has 500 seats that are available for sale to the public. An additional 38 seats are held for members of the press or individuals associated with whatever production is taking place at the Playhouse. Of the total, 367 seats are on the stage level, and 171 seats are in the balcony. The stage level has six accessible seats in the front row, six accessible seats in the back row, and three seats with removable aisle-side arms.

The Playhouse has an Assistive Listening System (ALS) and signage letting patrons know it is available. However, the ALS only works with the movie projection system, so it is not available for plays, musical performances or other non-movie events. The sign indicating the availability of the ASL is only displayed when movies are being shown.

The Playhouse hosts a variety of activities. These include professional theater and music performances, but the space is also sometimes used by students from Ridgefield High School or by students participating in a spelling bee or other event. The theater is also available for rental.

Parking associated with the theater includes a van and car accessible space near the ramp to the main entrance, and a nearby van accessible space by the ramp to the Venus Municipal Building. Additional temporary parking spaces are sometimes designated by using orange traffic cones, but no signage with the International Symbol of Accessibility is provided when this is done.

Key Accessibility Issues

<u>Parking</u>
Accessibility issues include an excessive cross slope (4.2%) at the access aisle between the accessible parking spaces near the main entrance, lack of signs with the International Symbol of Accessibility (ISA), and lack of a sign with the words “Van Accessible” at the van-accessible space. At a second van-accessible space near the accessible entrance to the Venus Municipal Building, accessibility issues include lack of a marked access aisle that is at least 96” wide at the van-accessible space, and lack of a sign with the ISA and the words “Van Accessible”.

<u>Ramps</u>
Accessibility issues include an excessive running slope (13.7%) on the exterior ramp from the accessible parking to the main entrance, excessive running slope (11.5%) on the ramp to the first row of seating, and lack of handrails on one side on the ramp to the stage.

<u>Toilet Rooms</u>
Accessibility issues include entry doors that are too narrow (30”) and lack of an accessible toilet compartment at the men’s and women’s multi-user backstage performer’s toilet rooms, laundry controls positioned higher than the maximum height allowed (61”), a mirror higher than the maximum height allowed (48”), exposed plumbing at the lavatory and a dispenser that protrudes

into the circulation path in the women's multi-user backstage performer's toilet room, and lack of an accessible urinal and exposed plumbing in the men's multi-user backstage performer's toilet room. Additional accessibility issues include lack of a sign with the International Symbol of Accessibility at both the performer's single-user backstage toilet room and at the single-user lobby toilet room, flush control not on the open/transfer side and lack of a side grab bar in the lobby single-user toilet room, and a flush control that is not on the open/transfer side in the lobby multi-user men's toilet room accessible compartment.

Drinking Fountain
Accessibility issues include lack of a drinking fountain for seated users.

Assistive Listening System
Accessibility issues include lack of an Assistive Listening System for non-movie performances. (IHCD was told that an Assistive Listening System is available, but it only works with the movie projection system, and is not usable for other types of Playhouse activities.)

Order of Magnitude Cost Estimates

- Correct issues with accessible parking spaces: $1,188
- Correct issues with exterior and interior ramps: $6,828
- Correct issues with toilet rooms: $14,306
- Provide a drinking fountain for seated users: $2,014
- Provide an Assistive Listening System for non-movie Playhouse events: $1,688
- Miscellaneous corrective actions (exterior access route, egress signage, accessible bar service counter, etc.): $1,567

Total: $27,591*

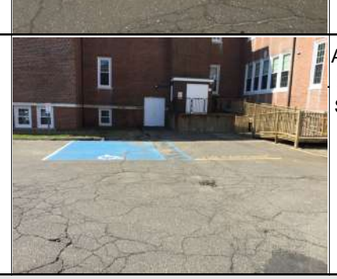
* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

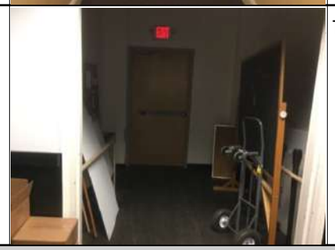
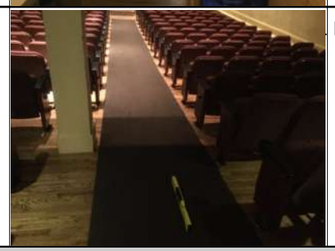
Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice & Universal Design

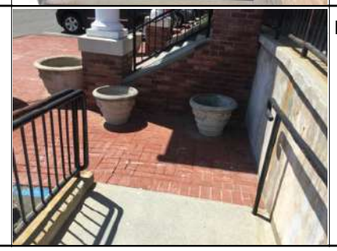
- Recommend relocating the changing table in the Ridgefield Playhouse lobby multi-user women's toilet room away from the entry door swing.
- Recommend identifying the Ridgefield Playhouse lobby single-user toilet room door that is currently difficult to see because the wallpaper pattern continues over the face of the entry door.
- IHCD was told that temporary accessible parking spaces are created for some Ridgefield Playhouse events by using orange traffic cones. Recommend also placing a temporary sign at the front of each space with the International Symbol of Accessibility positioned 60" min. above the ground.

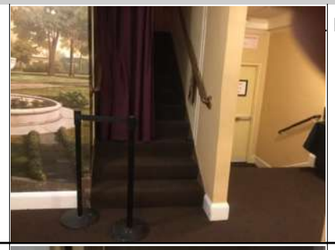
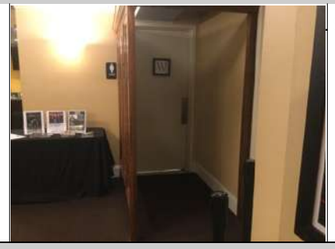
Ridgefield Playhouse

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
Approach and Entrance											
Exterior Access Route											
1	Front Entrance Near Parking	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	7.4%	Reduce running slope to be no steeper than 1:20 (5%). (Cost estimate is based on 3' x 3 brick patch.)	1	
Off-Street Parking Lot or Garage											
2	Parking at Main Entrance	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 not provided Sign does not have the designation "Van Accessible" Access aisle not compliant	69 1 2 4.2% - -	Reduce cross slope at access aisle to 1:48 (2.08%) max. Provide a sign with the International Symbol of Accessibility with the bottom of the sign 60" min. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
3	By Accessible Entrance to Yanity Building	Ext.		Off-Street Parking Lot or Garage	N/A		Access aisle not compliant Sign not provided Sign does not have the designation "Van Accessible"	3' - -	Provide a marked access aisle that is at least 96" wide at the van accessible space (re-stripe). Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
Access to Goods and Services											
Means of Egress											
4	Main Emergency Exit	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
5	Stage Exit	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
6	Emergency Exit Near Near Playhouse Performers Women's Room	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
	Interior Access Route										
7	Playhouse Performers Women's Toilet Room	1		Interior Access Route	Interior		Obstructed by protruding objects	-	Relocate tampon dispenser away from the circulation path.	1	
8	Route to Front of Stage	1		Interior Access Route	Interior		Running slope is > 1:12 (8.3%)	9.5%	Reduce running slope to be no steeper than 1:12 (8.3%). Note: Repair to this element may prove technically infeasible.	1	
	Doors, Doorways, & Gates										
9	Playhouse Performers Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	30"	Widen the door so that there is 32" min. clear width.	1	

Ridgefield Playhouse

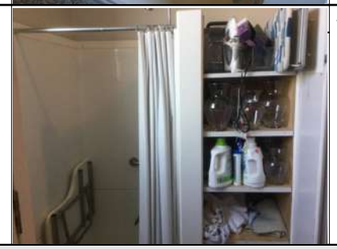
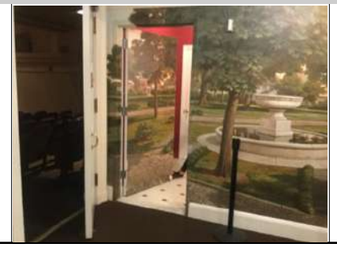
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
10	Playhouse Performers Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	30"	Widen the door so that there is 32" min. clear width.	1	
	Ramps										
11	Ramp to First Row Seating	1		Ramps	Interior		c (8.3%) Handrails not provided Running slope >1:12 (8.3%)	11.5% -	Reduce running slope to be no steeper than 1:12 (8.3%). (Cost based on repaving 15' x 36" of concrete to reduce slope.)	1	
12	Ramp Near Playhouse Parking	Ext.		Ramps	Exterior		Running slope >1:12 (8.3%)	13.7%	Reduce running slope to be no steeper than 1:12 (8.3%). (Cost based on repaving 15' x 36" of concrete to reduce slope.)	1	
13	Back of Theater Route to Playhouse Stage	1		Ramps	Interior		Handrails not provided at both sides if rise is > 6"	-	Provide handrails on both sides. (Cost based on one 30' wood handrail at $22 a foot.)	1	
14	Ramp Near Parking	Ext.		Ramps	3		Landing < 60" min. length	52"	Relocate flower pots so the landing is 60" long min.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Stairways										
15	Route to Balcony	1		Stairways	Interior		Handrails do not extend 12" from stairs	-	Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. (Cost based on attaching wood extensions on railing end posts.)	2	
16	Exit Behind Playhouse Stage	1		Stairways	Interior		Handrail not provided on both sides	-	Provide handrail on one side. (Cost based on one 15' wood handrail)	1	
	Signage										
17	Women's Lobby Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side.	1	
	Service Counter										
18	Bar	1		Service Counter	N/A		Counter > 36" high	44"	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										
19	Playhouse Performers Women's Toilet Room	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	61"	Provide a dryer and washer setup that does not have controls higher than 48" max.	1	
	Assembly Area										
20	Theater	1		Assembly Area	N/A		Assistive listening devices not provided	-	Provide an Assistive Listening System for use during non-movie events. (An Assistive Listening System is available, but it only works with the movie projection system.)	1	
	Toilet & Bathing Rooms										
	Overall Access										
21	Playhouse Performers Men's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	Provide one accessible wheelchair compartment.	1	
22	Playhouse Performers Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	Provide one accessible wheelchair compartment.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
23	Performers Toilet Near Makeup Room	1		Overall Access	Toilet Room		International Symbol of Acc. not provided	- -	Provide a sign with the International Symbol of Accessibility.	1	
24	Hidden Single-User Toilet Room, Stage-Left	1		Overall Access	Toilet Room		International Symbol of Acc. not provided	-	Provide a sign with the International Symbol of Accessibility.	1	
25	Women's Lobby Toilet Room	1		Overall Access	Toilet Room		6 fixtures, but no ambulatory compartment provided	-	Provide one ambulatory accessible compartment..	1	
	Lavatory										
26	Playhouse Performers Men's Toilet Room	1		Lavatory	N/A		Clear floor space not provided at lavatory Exposed plumbing underneath lavatory	- -	Relocate storage 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, for at least one lavatory.	1	
27	Playhouse Performers Women's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath lavatory 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 finish floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Single-User Toilet										
28	Hidden Single-User Toilet Room, Stage-Left	1		Single-User Toilet	N/A		Flush control not on open side Grab bar not provided	- -	Relocate the flush control to the open side. Provide one grab bar on the side wall.	1	
29	Performers Toilet Near Makeup Room	1		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Remove or relocate stored objects in order to provide a clear floor space that is 60" wide min.	1	
	Toilet Compartment										
30	Men's Lobby 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	
	Urinal										
31	Playhouse Performers Men's Toilet Room	1		Urinal	N/A		Rim > 17" height	22"	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
	Shower Compartment										
32	Playhouse Performers Men's Toilet Room	1		Shower Compartment	Non-Accessible		Transfer type shower threshold > 2"	4"	Transfer shower threshold is not compliant but is usable.	1	
33	Playhouse Performers Women's Toilet Room	1		Shower Compartment	Transfer Type		Transfer type shower threshold > 2"	4"	Transfer shower threshold is not compliant but is usable.	1	
	Additional Access										
	Drinking Fountains										
34	Playhouse Performers Area	1		Drinking Fountains	N/A		Operable parts malfunctioning No drinking fountain provided for seated users	- -	Repair or replace drinking fountain to ensure operable parts can be operable parts function. Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain.	1	
	Best Practice										
35	Hidden Single-User Toilet Room, Stage-Left	1			N/A				Visitors may struggle to identify this door due to the mural continuing on to the door surface. Recommend taking steps to call out the door against the backdrop of the surrounding image.	1	

Ridgefield Playhouse

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	
36	Parking	Ext.			N/A				IHCD team was told that temporary accessible parking spaces are created for some Ridgefield Playhouse events by using orange traffic cones. Recommend also placing a temporary sign at the front of each temporary accessible space with the International Symbol of Accessibility positioned 60” min. above the ground.	1	
37	Women's Lobby Toilet Room	1					Best Practice		The door in this room slams into the changing table. Recommend relocating the changing table away from the door.	1	

Venus Municipal Building



Town of Ridgefield

ADA Transition Plan

May 2019
Updated February 2021

Institute for Human Centered Design

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Venus Municipal Building

Year Renovated: 2000

Background

The Venus Municipal Building is located at 66 Prospect Street. The building has two upper floors and a basement. At the time of the survey no public programs were located in the basement, access to most of the first floor was not available, and the Chef's Warehouse area was locked and not surveyed.

The building has an exterior ramp on the opposite side of a parking area where the entrance to the Ridgefield Playhouse is located. That entrance leads to an elevator which provides access to all floors including the "LD" level where the ramp is located. There is also an entrance by a parking area on the south side of the building. That entrance has a ramp with an excessive running slope (18.2%) and a step at the doorway. Once inside, there is an interior staircase between the basement and the upper floors.

The basement has a non-accessible multi-user women's toilet room. The second floor has offices for the Youth Services Bureau, Continuing Education and the Kumon Math and Reading Center of Ridgefield. There were also two single-user toilet rooms next to each other on the second floor, one of which is accessible.

Key Accessibility Issues

<u>Parking</u>
Accessibility Issues include lack of a van accessible access aisle and sign with the International Symbol of Accessibility (ISA) and the words 'Van Accessible' at the van accessible space on the south side of the building. Also, lack of two car accessible parking spaces with an access aisle and signs with the International Symbol of Accessibility.

<u>Drinking Fountains</u>
Accessibility issues include lack of drinking fountains for a seated user on both the basement and second floor levels.

Order of Magnitude Cost Estimates

- Provide a compliant van accessible parking space and two car accessible parking spaces with access aisles and signs at the south side parking area: $2,250
- Provide two (2) drinking fountains for a seated user : $4,028
- Miscellaneous corrective actions (egress, designation and directional signage, emergency call in accessible single-user toilet room, etc.): $1,831

Total: $8,109*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Note: The parking area between the Ridgefield Playhouse and the accessible entrance to the Venus Municipal Building is covered in the Ridgefield Playhouse narrative and survey catalog. Eight parking spaces including two designated accessible parking spaces at the southwest back side of the building were not surveyed.

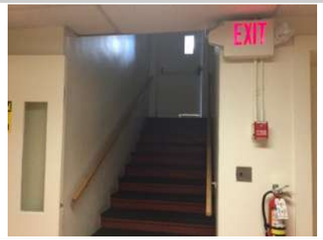
Best Practice & Universal Design Principles

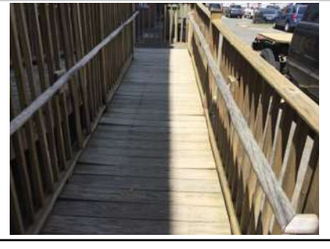
- Recommend reducing ramp running slope to 1:12 (8.33%) max., adding a second handrail and removing step at doorway to make south side entrance accessible.

Venus Municipal Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Ramp Near Parking	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	-	ADA 2010: 307	Provide a cane-detectable barrier underneath the ramp. (Cost based on a pipe rail under ramp to allow for cane detection.)	1	
2	Accessible Entrance	Ext.		Exterior Access Route	Exterior		Doesn't prevent accumulation of water	-	ADA 2010: 302.1	Ensure the accessible route is maintained in operable working conditions - remove ice that obstructs door in winter.	1	
3	Ramp Near Parking	Ext.		Exterior Access Route	N/A		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. Provide 36" wide striping along wall or wheel stops to prevent parked cars from blocking accessible route to ramp entrance. (Cost based on providing striping.)	1	
		C. Off-Street Parking Lot or Garage										
4	Parking Near South Side Non-Accessible Entrance	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"	62 - 1 - - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	Provide a 8' min. wide access aisle and a sign with the international symbol of accessibility (ISA) and the words van accessible at the van accessible space. Provide two 10' min. wide car accessible spaces with a shared 5' wide min. access aisle. Include a sign with the ISA at both car accessible spaces. Mount all signs 60" min. above the ground.	1	

Venus Municipal Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		E. Entrance										
5	Entrance to Continuing Education Department	Ext.		Entrance	Gate		Directional sign to accessible entrance not provided	-	ADA 2010: 216.6	Provide a directional sign indicating the location of the nearest accessible entrance. (**Note:** A handwritten sign indicating the location of the accessible entrance was taped to a window at the doorway, but the route to the door is not accessible due to excessive running slope and a step at the door. Locate sign on an accessible route.)	1	
		B. Access to Goods and Services										
		A. Means of Egress										
6	Basement Level	B		Means of Egress	105		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
7	Exit Near Continuing Education Department	2		Means of Egress	85		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
8	Exit Near Kumon Learning Center	2		Means of Egress	105		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		B. Interior Access Route										
9	Youth Services Bureau	2		Interior Access Route	N/A		Route < 36" wide	20"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
10	Youth Services Waiting Room	2		Interior Access Route	N/A		Route < 36" wide	31"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
		C. Doors, Doorways, & Gates										
11	Youth Services Bureau	2		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate chair to provide maneuvering clearance at pull side of door.	1	
12	Basement Women's Toilet Room	B		Doors, Doorways, & Gates	Vestibule		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
		D. Ramps										
13	Accessible Entrance	Ext.		Ramps	Interior		Not maintained in operable working condition	1"	28 CFR Part 35.133	Ensure the ramp is maintained in operable working conditions. Repair/replace boards with 1" change in level.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		H. Signage										
14	Youth Services Bureau	2		Signage	Directional		Raised characters not provided Braille not provided	- -	ADA 2010: 703.2 ADA 2010: 703.3	Provide sign with raised characters duplicated in braille. Mount a sign on latch side of door where 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 finished floor.	1	
15	Basement Women's Toilet Room	B		Signage	N/A		Directional sign to access. bathroom not provided	-	ADA 2010: 216.8	Provide a sign with raised characters and braille indicating the location of the nearest accessible toilet room.Mount a sign on latch side of door where 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 finished floor.	1	
16	Single-User Toilet Near Continuing Education Department	2		Signage	N/A		Directional sign to access. bathroom not provided	-	ADA 2010: 216.8	Provide a sign indicating the location of the nearest accessible toilet room.	1	
		C. Toilet & Bathing Rooms										
		C. Single-User Toilet										
17	Single-User Toilet Near Kumon Learning Center	2		Single-User Toilet	352		Emergency call system/alarm pull switch not provided.	-	CT. State Code	Provide an emergency call system or an alarm pull switch.	1	
		E. Additional Access										

Venus Municipal Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
A. Drinking Fountains												
18	Basement Level	B		Drinking Fountains	466		No drinking fountain provided for seated users	-	ADA 2010: 602.4	Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain.	1	
19	Drinking Founatin Near Continuing Education Department	2		Drinking Fountains	466		No drinking fountain provided for seated users	-	ADA 2010: 602.4	Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain.	1	
Z. Best Practice												
Ramp												
20	Entrance to Continuing Education Department	Ext.		Ramp	N/A		Accessible route not provided.	18.2%	o values defined>	Recommend reducing ramp running slope to 1:12 (8.33%) max., adding a second handrail and removing step at entrance to make entrance accessible. (At present ramp to entrance has an 18.2% running slope, ramp is missing a handrail, and route leads to a step at the doorway.)	1	

Ridgefield Scale House



Town of Ridgefield

ADA Transition Plan

December 2018
Updated 2021

Institute for Human Centered Design

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Ridgefield Scale House

Background

The Ridgefield Scale House is a weighing station for garbage and other waste products located at 55 South Street. The building is used as a means for patrons to measure the mass of the waste/recycling they have brought to be processed, and pay/get payed for this service.

Key Accessibility Issues

Service Counter
The service counter is installed higher than the allowable 36” from the finish floor.

Order of Magnitude Cost Estimates

- Lower service counter: $440

Total: $440*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

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Town of Ridgefield

Scale House

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
1	Counter	1	48"	Service Counter	N/A		Counter > 36" high	48"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finish floor.	1	

Schlumberger Research Center



Town of Ridgefield

ADA Transition Plan

December 2018
Updated February 2021

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Schlumberger Research Center

Year Built: 1952 Year Renovated: 2018

Background

The Schlumberger Research Center is located at 1 Hampshire Street. Built by the famous architect, Philip Johnson, the building is an historic building formerly used as the administrative office for Schlumberger Limited, an oilfield services company. After being abandoned by Schlumberger, the building was bought by its current inhabitants and renovated into an office complex on the upper floor and a theatre/auditorium complex on the lower level. The upper portion of the building was restored largely in-line with the architect's specifications in order to maintain its historical value.

The upper level is serviced by one (1) accessible entrance and one (1) non-accessible entrance. This level has amenities that consist of offices, a kitchenette, an accessible toilet room, non-accessible toilet rooms, and a lounge area. The lower level has two (2) accessible entrances, as well as an emergency exit. The amenities on this floor include an auditorium, a lounge with bar services, toilet rooms, and a dressing/changing room. The two levels are connected by a set of stairs which were not for public use at the time of the survey.

Key Accessibility Issues

Exterior Routes
The lower level entrance to the box office from the parking lot is significantly outside the allowable 5% running slope.

Parking Lot
Signage for accessible spaces is missing for one space. Additionally, there is no van-accessible signage at the van accessible space.

Toilet Rooms
Accessibility issues include exposed pipes underneath the lavatory, as well as mirrors and dispensers mounted higher than the maximum allowed in the upper-level accessible toilet room. Issues in the lower-level toilet rooms include urinals mounted higher than the maximum allowed, malfunctioning self-closing hinges at the accessible compartments, and coat hooks that are mounted too high.

Dining and Work Surfaces
The lower-level lounge lacks accessible dining surfaces. Additionally, the picnic tables in the outside courtyard are not on an accessible route.

Stairways
The stairs that connect the floors in the building have open risers and have handrails that are mounted too high.

Service Counter
The box office service counter is installed higher than the allowable 36" max. Also the bar in the lower-level lounge area is higher than the maximum allowed.

Auditorium
There are two (2) wheelchair spaces inside the auditorium. These spaces are not of compliant size. Additionally, one of these wheelchair spaces overlaps the accessible route.

Note: *We could not determine if there is an Assistive Listening System at the auditorium.*

Additional Accessibility Issues

- Tactile exit signs not provided at emergency exits in the building.
- Non-secured walk-off mat at the exit near the dressing room.
- Signage for the lower-level toilet room is not on the latch side of the door.

Order of Magnitude Cost Estimates

- Toilet room renovations: $2,180
- Stairway renovations (including new railings): $1,312
- Miscellaneous corrective actions (signage, dining surfaces, parking signs, counter, etc.): $3,431

Total: $6,923*

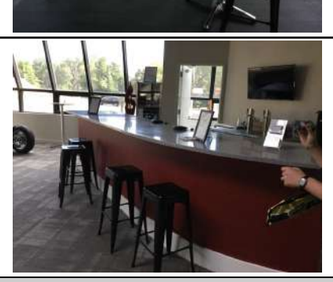
* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

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Schlumberger Research Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Theater Exit 1 by Box Office	Ext		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)		ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost estimate based on a 60 ft. regraded asphalt path.)	1	
		C. Off-Street Parking Lot or Garage										
2	Parking Lot	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign does not have the designation "Van Accessible" Sign not provided	3 0 - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.6 ADA 2010: 502.6	Provide the required number of accessible spaces. Provide a van accessible space for every six parking spaces. Provide a sign with the bottom of the sign 60" min. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
	B. Access to Goods and Services											
		A. Means of Egress										
3	Exit Near Auditorium	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
4	Exit Near Lower Level Lobby	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to exits. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	Exit Through Actors Area	1		Means of Egress	105		Tactile exit sign not provided Mat not secured	- -	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finished floor located on the latch side of the door. Install a secured walk-off mat.	1	
		E. Stairways										
6	Stairwell to Lower Level	2		Stairways	Other		Handrail height < 34" or > 38" Stair has open risers	40” -	ADA 2010: 505.4 ADA 2010: 504.3	Alter so the handrails are 34"- 38" high above the floor. Ensure stairs have closed risers.	1	
		H. Signage										
7	Toilet Rooms Near Auditorium	1		Signage	Directional		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	2	
		J. Service Counter										
8	Box Office Counter	1		Service Counter	217		Counter > 36" high	47”	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		K. Operable Parts										
9	Women's Toilet Room Near Auditorium	1		Operable Parts	223		Reach < 15" or > 48"(forward/side approach)	55"	ADA 2010: 308	Relocate tampon waste bin so that controls are between 15"- 48" above finished floor.	1	
		M. Dining or Work Surfaces										
10	Lower Level Lobby	1		Dining or Work Surfaces	Dining Surface		Top of dining and work surfaces < 28" or > 34" Top of dining or work surfaces < 28" or > 34"	45"	ADA 2010: 902.3	Provide at least one dining surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
11	Lower Level Lobby Bar	1		Dining or Work Surfaces	Dining Surface		Top of dining or work surfaces < 28" or > 34"	45”	ADA 2010: 902.3	Ensure that al least 5% of the seating spaces and standings spaces are between 28"- 34" above the floor and 27" clear height underneath.	1	
		N. Assembly Area										
12	Auditorium	1		Assembly Area	N/A		Wheelchair spaces overlap circulation paths	-	ADA 2010: 802.1.5	Relocate seating area.	1	
13	Auditorium	1		Assembly Area	N/A		Wheelchair Space < 60" x 48" (if side entrance)	40"	ADA 2010: 802.1.2 & 802.1.3	Provide a 60" by 48" clear floor space.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		S. Picnic Tables										
14	Picnic Table in Courtyard	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	ADA 2010: 206.2.4	Relocate picnic table to an accessible route.	1	
		C. Toilet & Bathing Rooms										
		B. Lavatory										
15	Accessible Toilet Room	2	318	Lavatory	N/A		Exposed plumbing underneat lavatory Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 45" 47"	ADA 2010: 603.3 ADA 2010: 308	Lower mirror so that the bottom surface is at 40" max. above finished floor. Relocate dispenser to 48" max. above the floor.	1	
		D. Toilet Compartment										
16	Men’s Toilet Room Near Auditorium	1		Toilet Compartment	Accessible Compartment		Coat hook > 48" Door has malfunctioning self-closing hinge	- 66”	ADA 2010: 604.8.1.2 ADA 2010: 603.4	Repair hinge. Lower coat hook so that it is no higher than 48".	1	
		E. Urinal										
17	Men’s Toilet Room Near Auditorium	1		Urinal	N/A		Rim > 17" height	24”	o values defined>	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	

Shooting Range



Town of Ridgefield

ADA Transition Plan

December 2018
Updated February 2021

Institute for Human Centered Design

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Shooting Range

Background

The Shooting Range is located at 60 South Street. It is part of the Ridgefield Public Works Complex. This facility offers safety courses, public practice nights, a youth rifle club, competitions, and a fully indoor range with nine (9) shooting locations.

The single level range consists of one accessible entrance located on the southwest of the building and one non-accessible exit from the shooting range into the lobby. There is one (1) women's single-user toilet room and one (1) single-user men's toilet room.

Key Accessibility Issues

Toilet Rooms
The major accessibility issue is the lack of accessible single-user toilet rooms in the facility.

Additional Accessibility Issues

- Lack of an accessible emergency exit.
- Lack of compliant hardware at the emergency exit.
- Work surface in firing range is higher than the maximum allowed.
- Compliant designation signage is not provided for the toilet rooms.

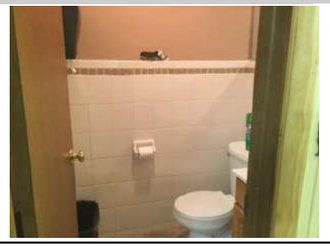
Order of Magnitude Cost Estimates

- Renovation to single-user toilet rooms: $24,604
- Miscellaneous corrective actions (signage, door hardware, etc.): $474

Total: $25,078*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	B. Access to Goods and Services											
		C. Doors, Doorways, & Gates										
1	Emergency Exit - Second	1		Doors, Doorways, & Gates	Emergency Egress		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided Hardware not operable with a closed fist	- - -	ADA 2010: 206.2.4 ADA 2010: 216.4.3 ADA 2010: 309	Provide a directional sign indicating the location of the nearest accessible exit.. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
		H. Signage										
2	Entrance to Range	1		Signage	N/A		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	
		M. Dining or Work Surfaces										
3	Firing Range	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	39"	ADA 2010: 902.3	Provide a work surface with top between 28"-34" above the floor and 27" clear height underneath.	1	
	C. Toilet & Bathing Rooms											
		A. Overall Access										
4	Men's Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	Women's Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	

Teen Barn



Town of Ridgefield

ADA Transition Plan

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Teen Barn

Year Built: 2000 Year Renovated: 2011

Background

The Teen Barn, located at 10 Governor Street, in the Veterans Park Elementary School parking lot, is operated and managed by the Town of Ridgefield and serves as an after-school activity center for high school students. Some of the activities offered to students include a pool table, arcade and video games, cooking, drawing, and Open Mic Nights. The Director of Youth Special Programs for the Town of Ridgefield, Linda Caponetti, says the Teen Barn is a "*safe, fun, and comfortable haven for [their] teens."*

The Teen Barn is a two-story structure connected by one staircase. The toilet rooms (including one accessible single-user toilet room), kitchen and living room/activity area are on the first floor and similar activity areas are available on the second floor. There is no designated parking for the Teen Barn – it shares parking with the Veterans Park Elementary School.

Key Accessibility Issues

Entrances
The path leading to the secondary entrance on the south side of the building has a slope steeper than the 1:20 (5%) maximum allowed and lacks a sign directing visitors to the nearest accessible entrance.

Benches and Picnic Tables
The bench located near the main entrance lacks adequate clear floor space. The picnic tables located near the side entrance lack knee clearance and are located on a path with an excessive slope.

Kitchen
The kitchen lacks the 60" minimum width clearance required in a U-shaped kitchen. Furthermore, the sink lacks the required knee and toe clearance positioned for a forward approach.

Toilet Room
The flush control at the single-user toilet room is not located on the open/transfer side, the rear grab bar is shorter than the 42" required and there is no audible and visible fire alarm provided. Additionally, the lavatory lacks toe and knee clearance and has exposed plumbing underneath.

Additional Accessibility Issues

- The designation sign on the toilet room is not located on the latch side of the door.
- The mats located at the main entrance are not secured.
- Emergency egresses lack the required signs with raised and tactile characters at doors.

Order of Magnitude Cost Estimates

- Toilet rooms (alterations to accessible single-user toilet room on the first floor): $1,504
- Miscellaneous corrective actions (directional and egress signs, accessible picnic table, kitchen sink, ADA compliant mat, etc.): $2,048

Total: $3,552*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on

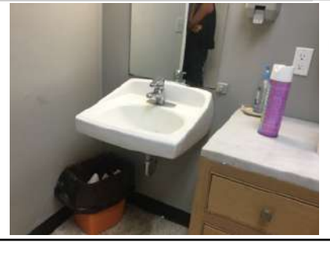
prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Teen Barn

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		E. Entrance										
1	Side Entrance	Ext.		Entrance	Gate		Entrance not on an accessible route	8.1%	ADA 2010: 206.4.1	Provide a directional sign indicating the location of the nearest accessible entrance.	1	
	B. Access to Goods and Services											
		A. Means of Egress										
2	Egress Doors - Main and Side Entrances	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finish floor located on the latch side of the door.	2	
		B. Interior Access Route										
3	Main Entrance			Interior Access Route	N/A		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Install an ADA-compliant walk-off mat.	1	
		H. Signage										
4	Single-User Toilet Room	1		Signage	Directional		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	

Teen Barn

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		S. Picnic Tables										
5	Alongisde the Barn - Side Entrance	Ext.		Picnic Tables	N/A		Number of accessible seating spaces Picnic table not on an accessible route	- -	ADA 2010: 206.2.4	Provide one accessible picnic table with knee and toe clearance and relocate it to ensure that it is connected to an accessible route.	1	
		T. Benches										
6	Main Entrance	Ext.		Benches	316		20% of benches have clear space < 36" x 48"	27"	o values defined>	Relocate one bench to an accessible location and ensure that a clear floor space of 36" wide min. by 48" deep min. is provided alongside the bench.	1	
		U. Kitchens and Kitchenettes										
7	Kitchen	1		Kitchens and Kitchenettes	Other		Knee/toe clearance not provided at sink Sink > 34" high	- 42"	ADA 2010: 804 ADA 2010: 606.3	Remove the base cabinets and add additional bracing to provide a 30" x 48" clear floor space position for a forward approach at the sink. Ensure counter is no higher than 34" above the finish floor. Relocate the storage cabinet on the right side to provide the required 60" minimum maneuvering space.	1	
		C. Toilet & Bathing Rooms										
		B. Lavatory										
8	Single-User Toilet Room	1		Lavatory	344		Toe or knee clearances not provided Exposed plumbing underneath lavatory	25” -	ADA 2010: 606.2 ADA 2010: 606.5	Provide knee and toe clearance positioned for a forward approach and remove trash can. Insulate or otherwise configure pipes to prevent contact.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		C. Single-User Toilet										
9	Single-User Toilet Room	1		Single-User Toilet	352		Flush control not on open side Rear grab bar < 24" from toilet centerline Audible and visible alarms not provided	- - -	ADA 2010: 604.6 ADA 2010: 604.5.2 ADA 2010: 215	Relocate the flush control to the open side. Provide a rear grab bar that is 42" long and locate it so it extends 24" min. from the centerline of the toilet. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	

Ridgefield Theater Barn



Town of Ridgefield
ADA Transition Plan

February 2020
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Institute for Human Centered Design

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Ridgefield Theater Barn

Background

The Ridgefield Theater Barn is a community theater located in a converted dairy barn at 37 Halpin Lane. The Theater Barn is run by the Ridgefield Workshop for the Performing Arts, Inc., a nonprofit organization.

The building has a first floor and a basement that is built into the side of a hill. The main entrance to the first floor is on the south side of the building. Walking through the lobby connects to an emergency egress on the north side of the building, which is not accessible. There are also two egress doors at the basement level on the east side, one of which is accessible. The rear of the stage has steps on both sides. The stage-right side also connects to a staircase leading to the basement. There is also a staircase on the first floor to a sound and lighting booth. Parking is available in a lot across Halpin Lane at the Guild of Artists building.

The Theater Barn has open auditions for four shows per year, including both plays and musicals, and all participants are volunteers. Other programs include Learn to Sing, Improvisational Theater, and acting instruction for adults and children.

Amenities on the first floor include a ticket booth, a service counter, an accessible single-user toilet room and the theater area with a stage. The theater seats 90 people with non-fixed cabaret seating. Cast members reach the stage by walking through the seating area. A portable wooden ramp is available to provide access to the stage from the first floor.

Note: The portable wooden ramp was in storage on the day of the survey. IHCD team did not see it in use.

Amenities at the basement level include two single-user toilet rooms, with a shower in one of the toilet rooms. There is also a prop and set construction room, a sink and space for actors to put on their costumes and makeup.

Note: At the time of the survey IHCD team was told that accessibility improvements were in process. Specifically, IHCD team was told that:

- Plans for a new parking lot with compliant accessible parking were being developed.
- An iPad application was being developed that would allow the equipment in the sound and lighting booth to be operated from an accessible location.
- An assistive listening system was being purchased for use in the theater, and a sign would be provided indicating the availability of the assistive listening system.

Key Accessibility Issues

<u>Parking</u>
Accessibility issues include lack of a van-accessible parking space with a marked access aisle and sign.

<u>Entrances and Exits</u>
Accessibility issues include thresholds higher than the maximum height allowed at the main entrance and at the egress door on the north side of the first floor of the theater.

<u>Exterior Routes</u>
Accessibility issues include a change in level that is greater than the maximum height allowed where the pathway leading to a basement-level egress door meets Halpin Lane.

<u>Vertical Access</u>
Accessibility issues include lack of accessible vertical access between the basement and first floor, including lack of access to the stage.

<u>Toilet and Shower Rooms</u>
Accessibility issues include lack of an accessible toilet room and lack of an accessible shower in the basement area. The accessible single-user toilet room on the first floor has a mirror at the lavatory that is mounted higher than the maximum height allowed, and a coat hook that is mounted higher than the

maximum height allowed. Toilet rooms on both floors lack alarm systems.

Additional Accessibility Issues

- Lack of accessible designation, directional and egress signs.
- Lack of an accessible sink in the basement.
- Service counters higher than the maximum height allowed at the bar and ticket booth in the lobby on the first floor.
- Lack of accessible door hardware throughout the building.

Order of Magnitude Cost Estimates

- Toilet room renovations (provide an accessible single-user toilet room in basement, etc.): $12,505
- Provide an accessible transfer shower: $4,916
- Miscellaneous corrective actions (exterior access routes, parking, signage, service counters, accessible sink, door hardware, etc.): $4,753

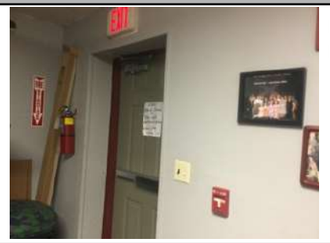
Total: $22,174*

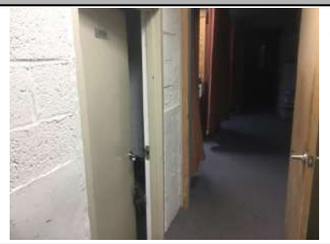
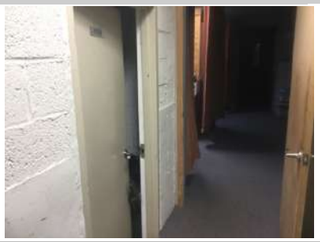
Note: Providing accessible access between the basement and first floor of the Theater Barn leading to the rear of the stage may be technically infeasible. IHCD recommends considering adding a Limited-Use/Limited-Application (LULA) Elevator. Costs are not included for the Limited-Use/Limited-Application (LULA) Elevator.

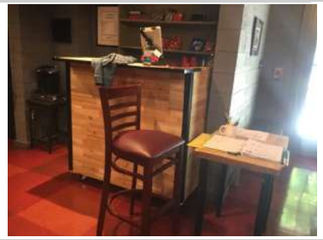
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Theater Barn

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Route to Rear Basement Entrance	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	-	ADA 2010: 403.4	Alter 2" change in level to be 1/4" high max. (Cost for 3' asphalt patch.)	1	
		C. Off-Street Parking Lot or Garage										
2	Parking Lot Across Halpin Lane on the East Side of the Guild of Artists	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"	15 - - - - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	Provide a van accessible parking space 8' wide min. with a marked access aisle 8' wide min. Provide a sign with the International Symbol of Accessibility (ISA) with bottom of the sign 60" min. above the ground. Add the designation "Van Accessible" to the sign at the van accessible space.	1	
		E. Entrance										
3	Main Entrance	Ext.		Entrance	Main Entrance		Threshold > 1/2" high	2”	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	1	
		F. Emergency Exit										
4	Main Exit - First Floor Egress	Ext.		Emergency Exit	N/A		Emergency exit not on an accessible route	5"	ADA 2010: 206.2.4	Alter threshold to be 1/2" high max. (Cost based on 5'x5' min. landing and a 3' min. sloped concrete transition to patio with 5.00% max. running slope.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	Basement Emergency Exit 1	B		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	ADA 2010: 206.2.4 ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible exit. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
6	Basement Emergency Exit 1	B		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	ADA 2010: 206.2.4 ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible exit.	1	
	B. Access to Goods and Services											
	A. Means of Egress											
7	Main Exit	1		Means of Egress	N/A		Directional sign to accessible emergency exit not provided Tactile exit sign not provided	-	ADA 2010: 216.4 ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible emergency exit. Ensure tactile exit signs are provided at both exit doors (here and at the main entrance/exit doors) on the first floor. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	2	
8	Basement Emergency Exit 2	B		Means of Egress			Tactile exit sign not provided Hardware not operable with a closed fist	-	ADA 2010: 216.4 ADA 2010: 309	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finished floor located 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	
	B. Interior Access Route											
9	Lighting Area	2		Interior Access Route	N/A		Accessible route not provided	-	ADA 2010: 206.2.4	IHCD team was told that an iPad based control for the lighting booth that could be used was the ground floor is being developed. Complete application development to provide program access.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
10	Route to Rear Entrance	Ext.		Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Provide an accessible route between the basement and first floor. (IHCD recommends adding a Limited-Use/Limited Application (LULA) elevator at the staircase between the basement and first floor.) Providing a LULA between the basement and first floor may be technically infeasible. **Note**: Photo of basement staircase not available.	1	
		C. Doors, Doorways, & Gates										
11	Prop Closet	B		Doors, Doorways, & Gates	Other		Threshold > 1/2" high	6"	ADA 2010: 404.2.5	To provide program access relocate prop closet contents or provide assistance accessing materials as needed.	1	
12	Entrance to Basement, Southeast Side	Ext.		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
		H. Signage										
13	First Floor Toilet Rooms	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
14	Basement Toilet Room With Shower	1		Signage	Designation		Hardware not operable with a closed fist Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - - 	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2 ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		J. Service Counter										
15	Service Counter	1		Service Counter			Counter > 36" high	47.5"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	
16	Box Office	1		Service Counter	119		Counter > 36" high	41"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	
		U. Kitchens and Kitchenettes										
17	Kitchen	B		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at sink	-	ADA 2010: 804	Provide a sink with knee and toe clearance positioned for a forward approach. (Cost based on removing base cabinets and providing additional bracing.)	1	
		C. Toilet & Bathing Rooms										
		A. Overall Access										
18	Basement Toilet Room With Shower	B		Overall Access	Toilet Room		Turning space not provided	-	ADA 2010: 603.2.1	Redo restroom./Add an accessible single-user toilet room.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
19	Basement Toilet Room 2	B		Overall Access	Toilet Room		Hardware not operable with a closed fist Raised characters not provided Braille not provided Sign not located on the latch side of the door Sign to accessible toilet not provided	-	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 216.8 ADA 2010: 703.4.2 ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side. Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	
		B. Lavatory										
20	Accessible First Floor Toilet Room	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	51"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	
		D. Toilet Compartment										
21	Accessible First Floor Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48"	67"	ADA 2010: 603.4	Lower coat hook so that it is no higher than 48".	1	
		G. Shower Compartment										
22	Basement Toilet Room With Shower	B		Shower Compartment	Transfer Type		Accessible shower not provided	-	ADA 2010: 213.2	Provide at least one accessible shower.	1	

Ridgefield Town Hall



Town of Ridgefield

ADA Transition Plan

May 2019
Updated February 2021

Institute for Human Centered Design

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

Ridgefield Town Hall

Background

Ridgefield Town Hall is a municipal and administrative building for the located at 400 Main Street. On the main level, the building houses the Information Office, the Registrar of Voters, the Town Clerk's Office and the Tax Collector Office. The Finance Department, First Selectman's Office, Human Resources, IT Department, Purchasing Safety, Social Service Department; Food Pantry, Treasure's Office and an conference room are on the upper level and two (2) conferences rooms and the Tax Assessor's Office are on the lower level.

The survey included the areas used by the public on all floors and the parking lot.

The Town Hall is a three-story building connected by an elevator and a stairway. A chair lift provides access to the First Selectman's Office and other additional Town Offices. The main entrance to the Town Hall is located on Main Street; the accessible route to the main entrance is via a ramp located to the right of the steps leading to the main entrance. A secondary accessible entrance and accessible emergency egress are located on the north side of the building (Bailey Street); an additional non-accessible exit is located on the south side of the building. Toilet rooms are located on all levels.

Parking for the building is located on the east side. There are two (2) designated accessible parking spaces along with two (2) electrical vehicle spaces.

Note: *Only the parking lot located near the Town Hall was surveyed.*

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include lack of compliant handrails at the ramp leading to the main entrance and walkways around the Town Hall with running slopes greater than the maximum allowed.

Parking Lot
Accessibility issues include lack of compliant parking spaces and access aisles.

Doors
Accessibility issues include lack of the required minimum distance at the vestibule doors at the main entrance, doors with hardware that requires tight grasping, pinching or twisting of the wrist and doors that have excessive opening force. Also of concern is the lack sufficient maneuvering clearance at doors due to the location of furniture.

Toilet Rooms
Accessibility issues include lack of a wheelchair accessible compartment on the upper level men's and women's toilet rooms and the women's multi-user toilet room on the main level. Other accessibility issues include the flush control not located on the open/transfer side of the toilet, and lack of insulated pipes at the lavatory (single-user toilet room on main level). Additional accessibility issues include lack of beveled thresholds at the toilet rooms located on the lower level.

Additional Accessibility Issues

- Handrails at stairs lack the required top and/or bottom extensions.
- Counters are higher than the maximum allowed.
- Work surfaces lack the required knee clearance.
- Designation and egress signs lack the required braille and raised characters and lack of directional signs at the inaccessible toilet rooms.

Order of Magnitude Cost Estimates

- Alteration to exterior routes: $1,983
- Alteration to parking lot: $1,268
- Alteration to door hardware (cost only includes doors where the public is allowed to go): $2,662
- Provide compliant handrails: $2,970
- Alteration to toilet rooms: $4,346
- Provide compliant signage (designation, egress and directional): $2,784
- Provide an additional drinking fountain (for a standing user): $2,014
- Miscellaneous (accessible counters, accessible work surfaces, ADA compliant mat, etc.): $2,694

Total: $20,721*

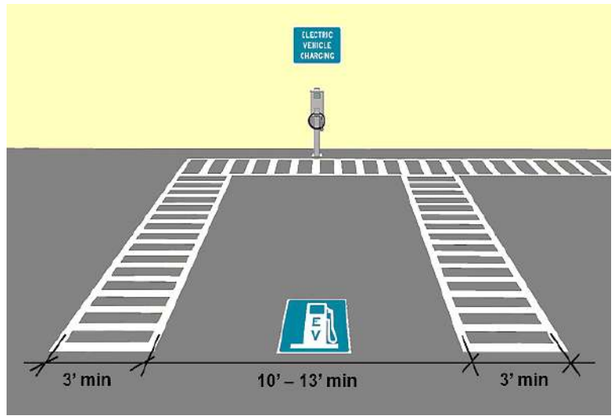
* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Universal Design

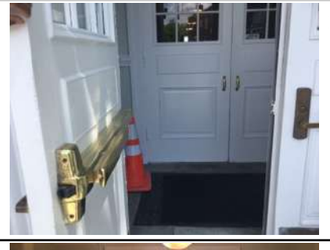
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- At the electrical vehicles parking spaces, recommend providing an accessible route on both sides of the vehicle space that connects to the charging station for easier access. (See attachment).

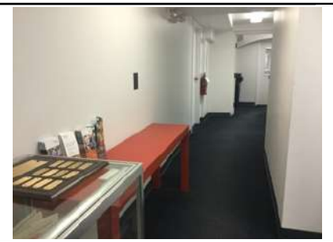


- Recommend marking the route from the emergency exit to prevent parked vehicles from reducing the clear width of the accessible route (emergency door leading to parking lot on Bailey Street).
- In the room inside the Assessor's Office, recommend adding a sign that says, "Low Headroom" or "Low Ceiling".

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Main Entrance	Ext.		Exterior Access Route	Exterior		Handrails do not extend 12" past top & bottom Surface not stable, firm, and slip-resistant	- -	ADA 2010: 505.10.1 ADA 2010: 405.4	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Repair surface.	1	
2	Secondary Entrance	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	7.4%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%).	1	
3	Towards Main Entrance (From Rear Parking)	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	14.2%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on a 30ft. long concrete pathway.)	1	
4	Route From Parking to Main Entrance	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	9.3%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on a 30 ft. long concrete pathway.)	1	
5	Main Entrance	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%) Cross slope > 1:48 (2.08%)	6.1% 7.5%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%). (Cost based on a 6 ft. long concrete pathway.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Exterior Route										
6	Emergency Exit	Ext.		Exterior Route	N/A		Handrail not provided on both sides	-	ADA 2010: 505.2	Provide handrail on one side.	1	
		C. Off-Street Parking Lot or Garage										
7	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Vehicle space < 132" wide at van space Access aisle < 60" wide at car/van space	113" 30"	ADA 2010: 502.2 ADA 2010: 502.3.1	Provide two accessible spaces that are 96" wide and an access aisle that is 96" wide. Provide two signs with the bottom of the signs 60" min. above the ground. Add the designation "Van Accessible" to one of the signs.	1	
8	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 60" wide at car/van space	36"	ADA 2010: 502.3.1	Provide a marked access aisle that is at least 60" wide. See ID #7.	1	
		E. Entrance										
9	Main Entrance	ML		Entrance	Secondary Entrance		Distance between doors in series < 48"	-	ADA 2010: 404.2.6	Remove interior doors to ensure the distance between doors is 48" min. plus the width of the door.	1	
10	Main Entrance	ML		Entrance	Secondary Entrance		Mat not securely attached	-	ADA 2010: 302.2	Install an ADA-compliant walk-off mat.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	B. Access to Goods and Services											
		A. Means of Egress										
11	Conference Room (Large)	LL		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure a tactile exit sign is provided at exit door. Mount sign between 48”- 60” above finished floor located on the latch side of the door.	1	
12	Near Human Resources	UL		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
13	Emergency Exit	UL		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
14	Near Stairway 2nd Floor (Stairway From 2nd Floor - Near Toilet Room)	ML		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	-	ADA 2010: 216.4 ADA 2010: 216.4.3	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
15	Stairway From 2nd Floor - Near Toilet Room	ML		Means of Egress	N/A		Tactile exit sign not provided Floor level designation not provided	-	ADA 2010: 216.4 ADA 2010: 216.2	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finished floor located on the latch side of the door. Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		B. Interior Access Route										
16	Room Inside Assessors Office	LL		Interior Access Route	N/A		80" Minimum vertical clearance not provided	-	ADA 2010: 307.4	Providing a 80" minimum vertical clearance may be technically infeasible. Recommend adding a sign that says, "Low Headroom" or "Low Ceiling".	1	
17	Next to Toilet Rooms	UL		Interior Access Route	N/A		Route < 36" wide	-	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
18	Hallway	LL		Interior Access Route	N/A		Route < 36" wide.	34"	o values defined>	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
		C. Doors, Doorways, & Gates										
19	Single-User Toilet Room	ML		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove trash can to maintain the maneuvering clearance at the door.	1	
20	Treasurer	UL		Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate cabinet to maintain the maneuvering clearance at the door.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
21	Conference Room (Small)	LL		Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open	- 10 lbs	ADA 2010: 404.2.4 ADA 2010: 404.2.9	Remove chair to maintain the maneuvering clearance at the door. Adjust closers so doors do not require more than 5 pounds of force to open.	1	
22	Women's Toilet Room	LL		Doors, Doorways, & Gates	Toilet Room		Threshold not beveled Door requires > 5 lbs. of force to open	8lbs	ADA 2010: 404.2.5 ADA 2010: 404.2.9	Bevel threshold. Adjust closers so doors do not require more than 5 pounds of force to open. Relocate toilet paper dispenser to maintain the required maneuvering clearance at the door.	1	
23	Men's Toilet Room	LL		Doors, Doorways, & Gates	Toilet Room		Threshold not beveled Door requires > 5 lbs. of force to open	- 14lbs.	ADA 2010: 404.2.5 ADA 2010: 404.2.9	Bevel threshold. Adjust closers so doors do not require more than 5 pounds of force to open.	1	
24	Town Clerk; Information Office; Tax Collector; Registrars Office; Vault Room	ML		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	5	
25		ML		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	ADA 2010: 309	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	Remediation Citations	Recommendations	Quantity	
26	Emergency Exit	ML		Doors, Doorways, & Gates	Emergency Egress		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	
27	Women's Toilet Room	ML		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
28	Women's Toilet Room	UL		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	- 10 lbs	ADA 2010: 309 ADA 2010: 404.2.9	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	
29	Assessors Office	LL		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	15 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open. Recommend relocating hinges to the left side of the door and door handle to the right side of the door to provide the required maneuvering clearance on the stairway side.	1	
30	Conference Room (Large)	LL		Doors, Doorways, & Gates	Meeting Room		Door requires > 5 lbs. of force to open	10 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	2	

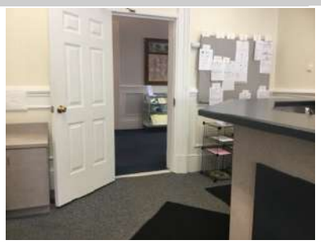
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
31	Men's Toilet Room	UL		Doors, Doorways, & Gates	Vestibule		Door requires > 5 lbs. of force to open Hardware not operable with a closed fist	- 12 lbs	ADA 2010: 309 ADA 2010: 404.2.9	Provide 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	
		E. Stairways										
32	Near Registrars Office	ML		Stairways	Interior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing. Bottom: Ensure handrails extend at the slope of the stairs flight for a horizontal distance equal to one tread depth beyond the last riser. Bottom handrails should return to a wall, guard or landing surface.	1	
33	Near Toilet Rooms	UL		Stairways	Interior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing. Bottom: Ensure handrails extend at the slope of the stairs flight for a horizontal distance equal to one tread depth beyond the last riser. Bottom handrails should return to a wall, guard or landing surface.	1	
34	Near Toilet Rooms	UL		Stairways	Interior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing. Bottom: Ensure handrails extend at the slope of the stairs flight for a horizontal distance equal to one tread depth beyond the last riser. Bottom handrails should return to a wall, guard or landing surface.	1	
35	Next to Tax Collector's Office	ML		Stairways	Interior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Providing compliant handrails at this location might be technically infeasible.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
36	Near Assessors Office	LL		Stairways	Interior		Handrail not provided on both sides	-	ADA 2010: 505.2	Provide handrail on one side.	1	
		H. Signage										
37	Emergency Exit	LL		Signage	N/A		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	
38	Food Pantry	UL		Signage	Designation		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	
39	Near Stairway 2nd Floor From Toilet Room	ML		Signage	N/A		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	
40	Social Service; Municipal Agents	UL		Signage	Designation		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
41	Women's Toilet Room	ML		Signage	Designation		Raised characters not provided Raised characters < 48" or > 60 " above ground Braille not provided Sign not located on the latch side of the door	- 69" - -	ADA 2010: 703.2 ADA 2010: 703.4.1 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Mount sign between 48" min. and 60" max. above finished floor. Locate sign alongside the door on the latch side.	1	
42	Men's Toilet Room	UL		Signage	Directional		Raised characters not provided Braille not provided Sign to accessible toilet not provided Sign not located on the latch side of the door	- - - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 216.8 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Provide a directional sign indicating the location of the nearest accessible toilet room. Locate sign alongside the door on the latch side.	1	
43	Women's Toilet Room	UL		Signage	Directional		Raised characters not provided Braille not provided Sign to accessible toilet not provided Sign not located on the latch side of the door	- - - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 216.8 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Provide a directional sign indicating the location of the nearest accessible toilet room. Locate sign alongside the door on the latch side.	1	
44	Near Assessors Office	LL		Signage	Directional		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side. See ID #29 for recommendation about the maneuvering clearance at the door.	1	
45	Conference Room (Small)	LL		Signage	Directional		Raised characters not provided Braille not provided Sign not located on the latch side of the door		ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	

Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
46	Conference Room	LL		Signage	Directional		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	
47	Human Resources	UL		Signage	Directional		Raised characters not provided Braille not provided Sign not located on the latch side of the door		ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	
48	Admin Assistant	UL		Signage	Directional		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
49	Single-User Toilet Room	ML		Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
50	Women's Toilet Room	LL		Signage	Directional		Sign not located on the latch side of the door		ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
51	Men's Toilet Room	LL		Signage	Directional		Sign not located on the latch side of the door		ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
52	Information Office; Town Clerk; Town Collector; Registrars Office; Vault Room	ML		Signage	Directional		Sign not located on the latch side of the door Raised characters not provided Braille not provided		ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	5	
53		UL		Signage	N/A		Text size non-compliant		ADA 2010: 703.5.5	Ensure that character size complies with the Character Height Table 703.5.5 in the ADA 2010 Standards.	1	
	J. Service Counter											
54	Town Clerk	ML		Service Counter	N/A		Counter > 36" high	46”	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	
55	Tax Collector	ML		Service Counter	N/A		Counter > 36" high	-	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
56	Assessors Office	LL		Service Counter	N/A		Counter > 36" high	40”	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	
		K. Operable Parts										
57	Hallway	ML		Operable Parts	N/A		Clear floor space is not provided Reach < 15" or > 48"(forward/side approach)	- 60"	ADA 2010: 308	Relocate trash can to provide a 30" min. by 48" min. Lower AED cabinet so that controls is 48" max. above finished floor.	1	
		M. Dining or Work Surfaces										
58	Town Clerk	ML		Dining or Work Surfaces	Work Surface		Knee clearance not provided	26"	ADA 2010: 902.2	Provide one work surface with 27" min. knee and toe clearance.	1	
59	Room Inside Assessors Office	LL		Dining or Work Surfaces	Work Surface		Knee clearance not provided	-	ADA 2010: 902.2	Provide a work surface with 27" min. knee and toe clearance.	1	
60	Vault Room	ML		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	24"	ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
		C. Toilet & Bathing Rooms										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Overall Access										
61	Men's Toilet Room	UL		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or compartments not provided Dispensers not within reach range	- - -	ADA 2010: 603.2.1 ADA 2010: 213.3.1 ADA 2010: 308	Provide a directional sign indicating the location of the nearest accessible toilet room. See ID #42.	1	
62	Women's Toilet Room	UL		Overall Access	Bathing Room		Turning space not provided Accessible plumbing fixtures or compartments not provided Dispensers not within reach range	- - -	ADA 2010: 603.2.1 ADA 2010: 213.3.1 ADA 2010: 308	Provide a directional sign indicating the location of the nearest accessible toilet room. See ID #43.	1	
63	Women's Toilet Room	ML		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide one accessible wheelchair compartment.	1	
64	Men's Toilet Room	LL		Overall Access	Bathing Room		Audible and visible alarms not provided	-	ADA 2010: 215	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
		B. Lavatory										
65	Single-User Toilet Room	ML		Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- - 61"	ADA 2010: 606.5 ADA 2010: 603.3 ADA 2010: 308	Insulate or otherwise configure pipe to prevent contact at lavatory. Lower mirror so that the bottom surface is at 40" max. above finish floor. Lower dispenser to 48" max. above the floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		C. Single-User Toilet										
66	Single-User Toilet Room	ML		Single-User Toilet	N/A		Flush control not on open side	-	ADA 2010: 604.6	Relocate the flush control to the open side.	1	
	E. Additional Access											
	A. Drinking Fountains											
67	Near Toilet Rooms	LL		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	ADA 2010: 602.7	Provide an additional drinking fountain for standing users.	1	
	Y. Universal Design											
	C. Off-Street Parking Lot or Garage											
68	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor			-	N/A	See attachment.	1	
69	Emergency Exit	Ext.		Off-Street Parking Lot or Garage	N/A			-	N/A	Recommend marking the route from the emergency exit to prevent parked vehicles from reducing the clear width of the accessible route.	1	

Town Hall Annex



Town of Ridgefield

ADA Transition Plan

March 2019
Updated February 2021

Institute for Human Centered Design

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

Town Hall Annex

Background

Town Hall Annex is located at 66 Prospect Street and is open to the public Monday to Friday.

The main entrance to the building is on the east side of the building and a non-accessible exit is located on the north side of the building across from the Yanity Gym.
The building floors are connected by an interior elevator and two (2) sets of interior stairs. Town Annex offices are located on both floors; ramps provide accessible routes from the elevator to the offices.

A single-user toilet room and a multi-user men's toilet room are located on the first floor and a multi-user women's toilet room on the second floor.

Parking is located near the main entrance. Additional nearby parking spaces are located near the tennis court.

Key Accessibility Issues

Exterior and Interior Routes
Accessibility issues include lack of a compliant accessible route from the parking lot to the main accessible entrance. Other accessibility issues include interior ramps that have running slopes steeper than the maximum Allowed.

Parking
The parking lot lacks maintenance and compliant car and van accessible spaces.

Doors
Many interior doors, including doors to toilet rooms, have hardware that requires tight grasping, pinching or twisting of the wrist and lack adequate maneuvering clearance.

Toilet Rooms
Accessibility issues at the multi-user toilet rooms include lack of sufficient maneuvering clearance at the doors, lack of accessible wheelchair compartments (men's toilet room on the first floor and women's toilet room on the second floor), flush control not located on the open/transfer side of the toilet (single-user toilet room), lack of insulated pipes at lavatories. Also of concern is the lack of visible fire alarms.

Service Counters
Service counters at the Zoning Map are located higher than 36" above the floor.

Stairs
Accessibility issue includes lack of compliant handrails at emergency egress stairs.

Additional Accessibility Issues

- Elevator lacks the required star at the main floor.
- Designation signs lack the required raised and braille characters and in many instances are not located on the latch side of the door. Directional signs are located lower than the min. allowed and emergency exits lack the required emergency exit signs.

Order of Magnitude Cost Estimates

- Accessible Parking Spaces: $2,280
- Alteration to Toilet Rooms: $14,912
- Automatic Door Openers and Accessible Hardware: $8,056
- Drinking Fountains (seating and standing users): $4,028
- Compliant Handrails: $2,800
- Compliant Signs (designation, directional and emergency egress): $1,724
- Accessible Counters & Accessible Work Surfaces: $1,580

Town Hall Annex

- Miscellaneous (accessible route, tactile star at main floor on the elevator, ADA-compliant walk-off mats): $1,020

Total: $36,400*

Note: *Cost for the alteration of the interior ramps is not provided. Renovation to the interior ramps leading from the elevator to the Town's offices might be technically infeasible.*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

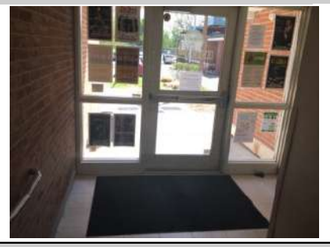
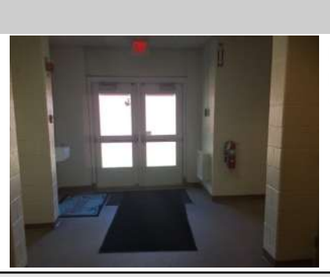
Best Practice and Universal Design

In addition to identifying compliance issues, IHCD is providing recommendations that reflect best practices in universal design. It is important to note that "best practice" recommendations are not required for compliance, but they would greatly enhance the usability of the building for people of all ages and abilities:

Stairways

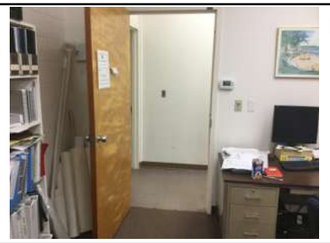
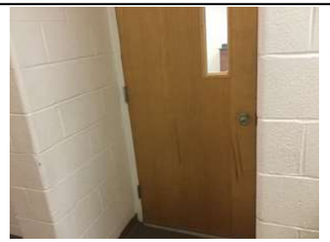
Consider adding yellow strips at the edge of each step at the two set of egress stairs.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Parking Lot	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Level changes > 1/4" Not maintained in operable working condition	7.2% 1.25" -	ADA 2010: 403.3 ADA 2010: 403.4 ADA 2010: 402.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working conditions. (Cost based on 30" long concrete pathway.)	1	
		B. Curb Ramp										
2	Parking Lot	Ext.		Curb Ramp	N/A		Running slope > 1:12 (8.33%) Landing not provided at top of curb ramp Detectable warning not provided	11.3% - -	ADA 2010: 406.1 ADA 2010: 406.4 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Provide landing at top of curb ramp or reconfigure ramp. Provide a detectable warning on the curb ramp. For additional cost see ID #3.	1	
		C. Off-Street Parking Lot or Garage										
3	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Vehicle space < 96" wide at car space Vehicle space < 96" wide at van space Access aisle < 96" wide at van space	- -	ADA 2010: 502.2 ADA 2010: 502.2 ADA 2010: 502.2	Provide an accessible space that is at least 96" wide. Provide a marked access aisle that is at least 96" wide. Provide a van accessible space that is at least 96" wide. (Cost: re-stripe two accessible spaces and install a curb ramp.)	1	
4	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign < 60" above finished grade	44"	ADA 2010: 502.6	Locate sign with the bottom of the sign 60" above the ground. For additional cost see ID #3.	1	

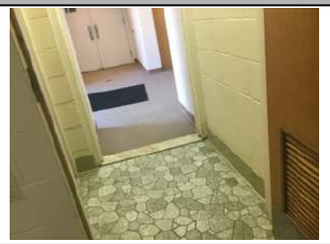
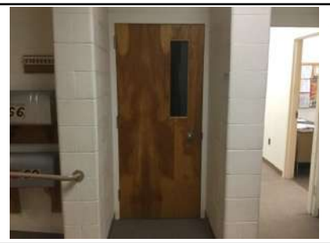
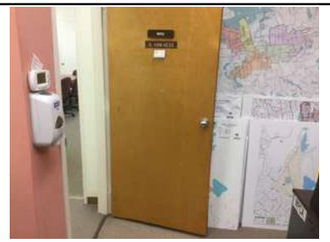
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign not provided	-	ADA 2010: 502.6	Provide a sign with the bottom of the sign 60" min. above the ground.	1	
		E. Entrance										
6	Main Entrance	1		Entrance	Secondary Entrance		Mat not securely attached	-	ADA 2010: 302.2	Install an ADA-compliant walk-off mat.	1	
		F. Emergency Exit										
7	Emergency Exit	1		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided Mat not securely attached	- - -	ADA 2010: 206.2.4 ADA 2010: 216.4.3 ADA 2010: 302.2	Provide a directional sign indicating the location of the nearest accessible exit. Provide a directional sign indicating the location of the nearest accessible emergency exit. Install an ADA-compliant walk-off mat.	1	
	B. Access to Goods and Services											
		A. Means of Egress										
8	Emergency Exit	1		Means of Egress	N/A		Floor level designation not provided	-	ADA 2010: 216.2	Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	

Town Hall Annex

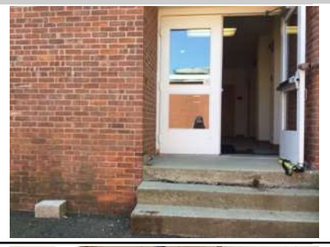
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
9	Emergency Exit	1		Means of Egress	N/A		Illuminated exit sign not provided Tactile exit sign not provided		N/A ADA 2010: 216.4	Ensure illuminated exit signs are provided at exits and exit doors. Ensure a tactile exit sign is provided at the exit doors. Mount sign between 48”- 60” above finished floor located to the right side of double doors.	1	
10	Emergency Exit	2		Means of Egress	N/A		Illuminated exit sign not provided Tactile exit sign not provided Floor level designation not provided	- - -	N/A ADA 2010: 216.4 ADA 2010: 216.2	Ensure illuminated exit signs are provided at exits and exit doors. Ensure a tactile exit sign is provided at the exit doors leading to enclosed stairways. Mount sign between 48”- 60” above finished floor located to the right side of double doors. Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	
11	Emergency Exit	2		Means of Egress	N/A		Floor level designation not provided	-	ADA 2010: 216.2	Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	
		C. Doors, Doorways, & Gates										
12	Public Meeting Room	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove chair to maintain the maneuvering clearance at the door.	1	
13	Engineer’s Office	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate shelves to provide 18" maneuvering clearance on the pull side of the door.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
14	Single-User Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Provide an automatic door opener.	1	
15	MAP Room	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4 ADA 2010: 309	Relocate desk to maintain the maneuvering clearance at the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
16	Ridgefield Community Coalition Against Substance Abuse	1		Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4 ADA 2010: 309	Provide an automatic door opener. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
17	BOE Conference Room	1		Doors, Doorways, & Gates	Office		Maneuvering clearance not provided at recess > 8” Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4.3 ADA 2010: 309	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	
18	Public Meeting Room	1		Doors, Doorways, & Gates	Office		Maneuvering clearance not provided at recess > 8” Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	- - 15 lbs	ADA 2010: 404.2.4.3 ADA 2010: 309 ADA 2010: 404.2.9	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. Adjust closers so doors do not require more than 5 pounds of force to open.	1	

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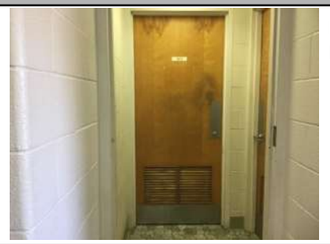
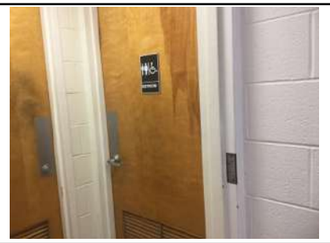
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
19	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Threshold not beveled	-	ADA 2010: 404.2.5	Bevel threshold.	1	
20	Storage	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
21	WPCA	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
22	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	15 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
23	Zoning Board of Appeals	2		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate display to maintain the maneuvering clearance at the door.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
24	Zoning Board of Appeals	2		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4 ADA 2010: 309	Remove chairs to maintain the maneuvering clearance at the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
25		2		Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open	- 15 lbs	ADA 2010: 404.2.4 ADA 2010: 404.2.9	Relocate cabinet to maintain the maneuvering clearance at the emergency door. Adjust closers so doors do not require more than 5 pounds of force to open.	1	
26	Women's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 8” Door requires > 5 lbs. of force to open	- 20lbs	ADA 2010: 404.2.4.3 ADA 2010: 404.2.9	Install an automatic door opener. Adjust closers so doors do not require more than 5 pounds of force to open.	1	
27	Zoning Map	2		Doors, Doorways, & Gates	Office		Maneuvering clearance not provided at recess > 8” Hardware not operable with a closed fist	-	ADA 2010: 404.2.4.3 ADA 2010: 309	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	
		D. Ramps										
28	Entrance to Town's Offices	1		Ramps	Interior		Running slope >1:12 (8.3%)	8.5%	ADA 2010: 405.2	Reduce running slope to be no steeper than 1:12 (8.3%). Note: Repair to this ramp might be technically infeasible.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
29	Near Main Entrance	1		Ramps	Interior		Handrails not provided at both sides if rise is > 6" Mat not securely attached	- -	ADA 2010: 405.8 ADA 2010: 302.2	Provide handrails on both sides. Install an ADA-compliant walk-off mat.	1	
30	Hallway, Near Elevator	2		Ramps	Interior		Running slope >1:12 (8.3%)	9.9%	ADA 2010: 405.2	Reduce running slope to be no steeper than 1:12 (8.3%). Note: Repair to this ramp might be technically infeasible.	1	
		E. Stairways										
31	Emergency Exit	1		Stairways	Exterior		Handrails not provided	-	ADA 2010: 504.6	Provide handrail on both sides of the stairs.	2	
32		2		Stairways	Interior		Handrails do not extend 12" from stairs Handrails have non-compliant cross section	- -	ADA 2010: 505.10.2 & 505.10.3 ADA 2010: 505.7	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Provide handrails with 1 1/4" - 2" circular cross sections or 4"- 6 1/4" non-circular cross sections.	2	
		G. Elevator										
33	Elevator	1		Elevator	Interior		Tactile stars not provided at main entry level	-	ADA 2010: 407.2.3.1	Provide a tactile star on both sides of jambs at main floor. Ensure a tactile star at the main floor on the control panel within the car.	1	

Town Hall Annex

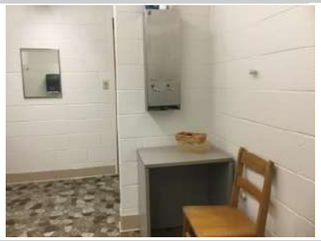
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		H. Signage										
34	Entrance to Town's Offices	1		Signage	Designation		Raised characters not provided Braille not provided	- -	ADA 2010: 703.2 ADA 2010: 703.3	Provide text with raised characters duplicated in braille.	1	
35	Public Meeting Room	1		Signage	Directional		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	
36	MAP Room	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	
37	WPCA	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	
38	Ridgefield Community Coalition Against Substance Abuse	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
39	Men's Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side. Until this toilet room is renovated provide a directional sign to the accessible single-user toilet room.	1	
40	Hallway	1		Signage	Directional		Visual characters < 40" above ground	37.5”	ADA 2010: 703.5.6	Mount directional sign so that the baseline of the lowest character is 40" min. above finished floor.	1	
41	Single-User Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign alongside the door on the latch side.	1	
42	Women's Toilet Room - Interior Door	2		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side. Until this toilet room is renovated provide a directional sing to the accessible single user toilet room located on the second floor.	1	
43	Hallway, Near Elevator	2		Signage	Designation		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
44	Zoning Map	2		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	
		J. Service Counter										
45	Near Zoning Map	2		Service Counter	N/A		Counter > 36" high	45”	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the finished floor.	1	
46	Near Zoning Map	2		Service Counter	N/A		Counter > 36" high	45”	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the finished floor.	1	
		K. Operable Parts										
47	Entrance to Town's Offices	1		Operable Parts	N/A		Element not on an accessible route	-	ADA 2010: 206.2.4	Ensure AED cabinet is located on an accessible route.	1	
48	Zoning Board of Appeals	2		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	72"	ADA 2010: 308	Locate folder organizer wall 48" max. above finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
49	Near Zoning Map	2		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	72”	ADA 2010: 308	Locate card holder 48" max. above finished floor.	1	
		M. Dining or Work Surfaces										
50	Public Meeting Room	1		Dining or Work Surfaces	Work Surface		Top of dining and work surfaces < 28" or > 34"	26"	o values defined>	Provide one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
51	Engineer’s Office	1		Dining or Work Surfaces	Work Surface		Top of dining and work surfaces < 28" or > 34"	26"	o values defined>	Provide one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
		C. Toilet & Bathing Rooms										
		A. Overall Access										
52	Single-User Toilet Room	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	ADA 2010: 215	When fire system is updated, ensure that a visible and audible fire alarm is installed. Relocate trash can to maintain the clear floor at the toilet and lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		B. Lavatory										
53	Men's Toilet Room	1		Lavatory	N/A		Faucet is not operable with a closed fist Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40" Audible and visible alarms not provided	- - 48"	ADA 2010: 606.4 ADA 2010: 606.5 ADA 2010: 603.3 ADA 2010: 215	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 pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finish floor. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
54	Women's Toilet Room	2		Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40" Audible and visible alarms not provided	- 48"	ADA 2010: 606.5 ADA 2010: 603.3 ADA 2010: 215	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 finish floor. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
		C. Single-User Toilet										
55	Single-User Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side	-	ADA 2010: 604.6	Relocate the flush control to the open side. Recommend locating emergency alarm pull switch closer to the toilet.	1	
		D. Toilet Compartment										
56	Men's Toilet Room	1		Toilet Compartment	N/A		Accessible plumbing fixtures or compartments not provided Door has malfunctioning self-closing hinge Side grab bar < 42" long Coat hook > 48"	- 24" 65"	ADA 2010: 213.3.1 ADA 2010: 604.8.1.2 ADA 2010: 604.5.1 ADA 2010: 603.4	Provide one accessible wheelchair compartment. Add an accessible single-user toilet room. Repair hinge. Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Lower coat hook so that it is no higher than 48".	1	
57	Women's Toilet Room	2		Toilet Compartment	N/A		Accessible plumbing fixtures or compartments not provided Toilet seat <17" or > 19" high Side grab bar < 42" long Coat hook > 48"	21.5" 24" 66" -	ADA 2010: 213.3.1 ADA 2010: 604.4 ADA 2010: 604.5.1 ADA 2010: 603.4	Provide one accessible wheelchair compartment. Install a toilet with a seat height 17"- 19" above the floor. Provide one grab bar on the side wall of the water closet and one on the rear wall. Lower coat hook so that it is no higher than 48".	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		F. Dispensers										
58	Women's Toilet Room	2		Dispensers	N/A		Clear floor space not provided at accessory Not operable with a closed fist	- -	ADA 2010: 309.2 ADA 2010: 309.4	Remove table to provide a 30" min. by 48" min. clear floor space. Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
		E. Additional Access										
		A. Drinking Fountains										
59	Near Emergency Exit	1		Drinking Fountains	N/A		No drinking fountain provided for standing users No drinking fountain provided for seated users	- -	ADA 2010: 602.7 ADA 2010: 602.4	Install a Hi-Lo drinking fountain.	1	
60	Near Women's Toilet Room	2		Drinking Fountains	N/A		No drinking fountain provided for standing users No drinking fountain provided for seated users	- -	ADA 2010: 602.7 ADA 2010: 602.4	Install a Hi-Lo drinking fountain.	1	
		Z. Best Practice										
		Business Cards Holder										
61	MAP Room	1		Business Cards Holder	N/A		Reach > 48"	60"	N/A	Locate business cards holders 48" max. above finished floor.	1	

Police Department



Town of Ridgefield

ADA Transition Plan

July 2018

Institute for Human Centered Design

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

Police Department

Background

The Ridgefield Police Department is located on one of the Town's historic mansions at 76 East Ridge Road. The survey included the areas used by the public on the first and second floors and the parking lot. The basement level was not surveyed since is only used by police officers.

The main entrance is located on the west side of the Police Department building; the accessible route to the main entrance is via a 43-inch wide ramp located to the left of the stairs leading to the main entrance. The Police Department is a three-story building without an elevator. The building floors are connected by two sets of stairways. Services include a booking room, four (4) holding cells, an interrogation room, a communications room with a “sergeant’s window” where members of the public can bring questions to an officer on duty, a conference room that is also used for interviews, police offices including the chief of police’ office and a large metal receptacle where the public can dispose of expired medications located in the lobby area.
Public toilet rooms are located on the first and second floor. There is also a toilet room/bathroom located near the holding cells.

Key Accessibility Issues

Entrances and Exits
The ramp leading to the main entrance has a slope steeper than the 1:12 (8.33%) minimum allowed, lacks the required 60” by 60” inches required at the landing and lacks the required handrails on both sides.

The vestibule doors at the main entrance lack the distance required between the two sets of doors.

Toilet Rooms
Aside from partially accessible men’s and women’s toilet rooms on the first floor, there are no accessible toilet rooms in the police station. This includes the single-user toilet room located near the main entrance on the first floor and the single-user men’s and women’s toilet rooms on the second floor which are not accessible.

Vertical Access
Since there is no elevator in the building, there is no accessible vertical access to the second floor where the training room is located.

Holding Cells and Interrogation Room
There are no accessible cells for either men or women, or accessible toilet facilities inside the holding cells. There is a single-user toilet facility near the holding cells but the toilet lacks the required side and rear grab bars, lack of insulated pipes at lavatory and the roll-in shower lacks the grab bars.
The interrogation room lacks turning spaces.

Parking
The exterior survey only included the parking spaces located across from the main entrance where the designated accessible space is located. The only accessible space lacks the designation “Van Accessible.” The space is not fully compliant but IHCD does not recommend altering the parking space since it is perfectly usable.

Doors
Doors have hardware that requires tight grasping, pinching or twisting of the wrist, have excessive opening force and others lack sufficient maneuvering clearance.

Stairs
The two set of stairways lack extensions at the top and bottom of a staircase.

Additional Accessibility Issues

- Counters lack the required minimum height.

- Emergency egresses lack the required raised and tactile signs at doors.
- Permanent rooms lack compliant designation and/or directional signs.

Order of Magnitude Cost Estimates

- Install a new compliant elevator to provide access to all floors: $141,003*
- Alteration to ramp (to provide a compliant accessible route to the main entrance): $14,701
- Widen vestibule (to provide maneuvering clearance at the main entrance): $3,782
- Toilet rooms (accessible single user toilet rooms on the 1st floor, alterations to the men's and women's toilet rooms on the 1st floor): $19,039
- Provide one men's and one women's accessible holding cell: $10,010**
- Signage (designation and directional): $2,088
- Door hardware (cost only includes doors where the public is allowed to go): $ 3,143
- Drinking Fountain (for a seated user): $2,014
- Miscellaneous (service counter, handrail extensions, parking etc.): $1,670

Total: $197,450***

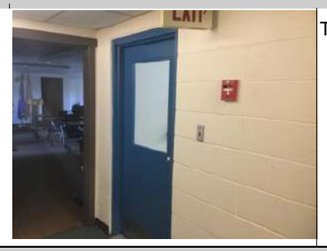
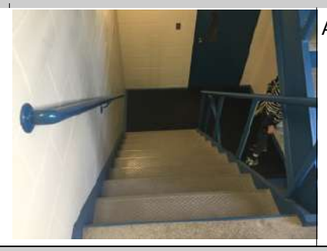
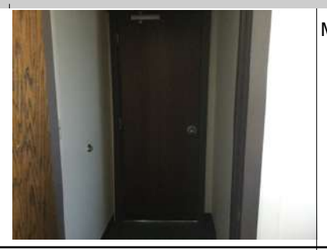
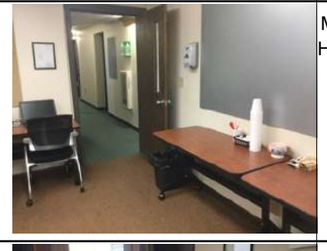
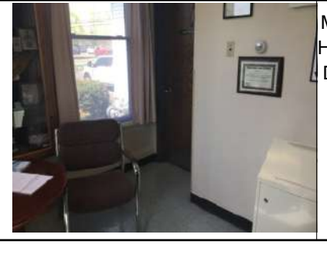
* Cost estimate does not include costs needed to relocate offices. Further research beyond the scope of this project would be necessary to determine the total cost. Current estimate is only for the elevator and shaft.

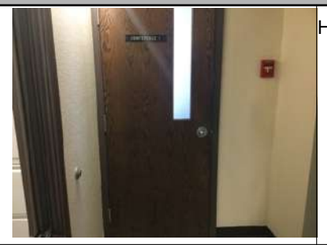
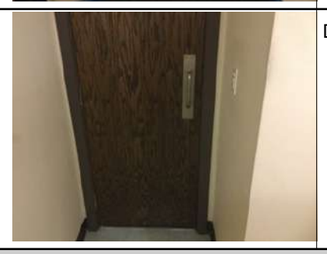
** Total accessible cell design and construction costs are beyond the scope of this survey. Cost provided is for a compliant lavatory/toilet.

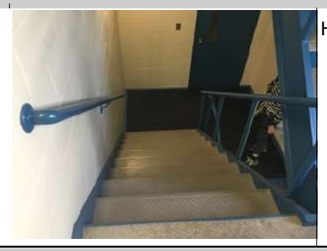
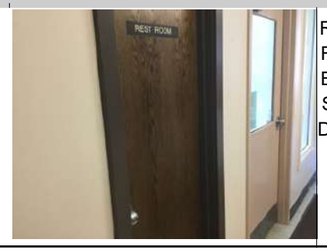
*** Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

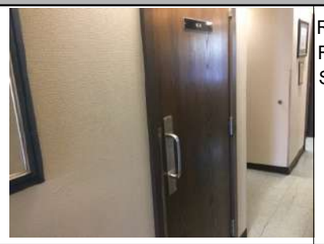
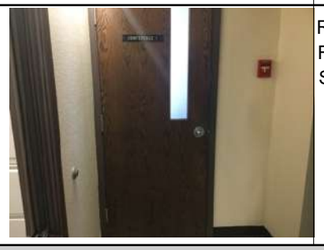
Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

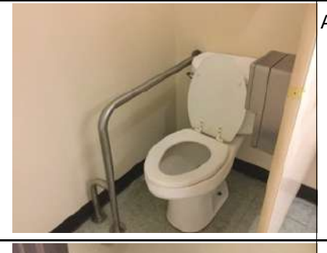
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
	C. Off-Street Parking Lot or Garage											
1	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible"	-	ADA 2010: 502.6	Add the designation "Van Accessible" to the sign located at the van accessible space. Note: Parking space is usable but technically not compliant.	1	
	E. Entrance											
2	Main Entrance	1		Entrance	Secondary Entrance		Distance between doors in series < 48"	-	ADA 2010: 404.2.6	Enlarge vestibule to ensure the distance between doors in series is 48" min. plus the width of the door.	1	
3	Main Entrance	1		Entrance	Secondary Entrance		Hardware not operable with a closed fist	-	ADA 2010: 404.2.7	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
4	Main Entrance	Ext.		Entrance	Secondary Entrance		Hardware not operable with a closed fist	-	ADA 2010: 404.2.7	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	B. Access to Goods and Services											

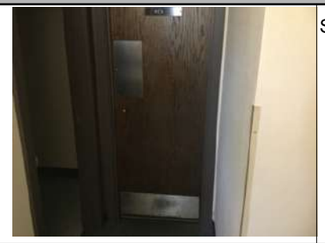
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Means of Egress										
5	Door to Stairway # 2	2		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways and on the interior of the stairway enclosure indicating the floor level. Mount signs between 48”- 60” above finish floor located on the latch side of the door. Cost includes signage at all exit doors.	12	
		B. Interior Access Route										
6	Stairway 2 and Stairway 1	1		Interior Access Route	Interior		Accessible route not provided		ADA 2010: 206.2.4	Install a new compliant elevator to provide access to all floors	1	
		C. Doors, Doorways, & Gates										
7	Conference Room	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Door is usable but technically not compliant.	1	
8	Training Room	2		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4 ADA 2010: 404.2.7	Remove furniture to ensure maneuvering clearance at the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
9	Conference Room	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	- - 12 lbs	ADA 2010: 404.2.4 ADA 2010: 404.2.7 ADA 2010: 404.2.9	Remove furniture to provide maneuvering clearance at 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	

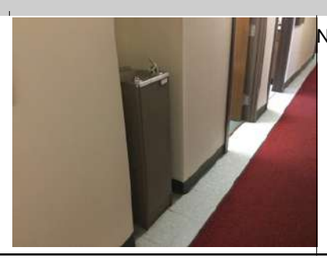
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
10	Conference Room	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	ADA 2010: 404.2.7	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
11	Single User Toilet Room	1		Doors, Doorways, & Gates	Vestibule		Hardware not operable with a closed fist	-	ADA 2010: 404.2.7	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
12	Stairway # 2	2		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	- - -	ADA 2010: 404.2.7	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Cost includes all exit doors.	6	
13	Men's Toilet Room	2		Doors, Doorways, & Gates	Vestibule		Door requires > 5 lbs. of force to open	12 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
	D. Ramps											
14	Ramp to the Accessible Entrance	Ext.		Ramps	Exterior		Running slope >1:12 (8.3%) Not maintained in operable working condition Handrails not provided	15.9% - -	ADA 2010: 405.2 28 CFR Part 35.133 ADA 2010: 405.8	Reduce running slope to be no steeper than 1:12 (8.3%). Ensure the ramp is maintained in operable working conditions. Provide handrails on both sides.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
15	Ramp to the Accessible Entrance	Ext.		Ramps	Interior		Running slope >1:12 (8.3%) Handrails not provided	12.8% -	ADA 2010: 405.2 ADA 2010: 405.8	Reduce running slope to be no steeper than 1:12 (8.3%). Provide handrails on both sides.	1	
16	Ramp to the Accessible Entrance	Ext		Ramps	Interior		Landing < 60" min. length	-	ADA 2010: 405.7.3	Alter so the landing is 60" long min. See ID #15	1	
17	Towards the Accessible Entrance	Ext.		Ramps	Interior		Landing has a slope > 1:48 in either direction	6.4%	ADA 2010: 405.7.1	Alter so that the slope in all directions is no greater than 1:48 (2.08%). See ID #15	1	
	E. Stairways											
18	Stairway 2 and Stairway 1	2		Stairways	Other		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Bottom: Ensure handrails extend at the slope of the stair flight for a horizontal distance at leas equal to one tread depth beyond the last riser nosing. Note: cost includes both set of stairways.	12	
	H. Signage											
19	Single User Toilet Room	1		Signage	Directional		Raised characters not provided Raised characters < 48" or > 60 " above ground Braille not provided Sign not located on the latch side of the door Directional sign to access. bathroom not provided	- - - - -	ADA 2010: 703.2 ADA 2010: 703.4.1 ADA 2010: 703.3 ADA 2010: 703.4.2 ADA 2010: 216.8	Provide text with raised characters duplicated in braille. Mount signs between 48” min. and 60” max. above finish floor. Locate sign alongside the door on the latch side. Until bathroom is made accessible, provide a sign to the nearest accessible toilet room. After bathroom is made accessible add the International Symbol of Accessibility.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
20	Men's Toilet Room	1		Signage	Directional		Raised characters not provided Raised characters < 48" or > 60 " above ground Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.4.1 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Mount signs so that the baseline of the lowest tactile character is 48” min. above finish floor and the baseline of the highest tactile character is 60” max. above finish floor. Locate sign at permanent rooms alongside the door on the latch side. Add the International Symbol of Accessibility.	1	
21	Women's Toilet Room	1		Signage	Directional		Raised characters not provided Raised characters < 48" or > 60 " above ground Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.4.1 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Mount signs so that the baseline of the lowest tactile character is 48” min. above finish floor and the baseline of the highest tactile character is 60” max. above finish floor. Locate sign at permanent rooms alongside the door on the latch side. Add the International Symbol of Accessibility.	1	
22	Conference Room	1		Signage	Directional		Raised characters not provided Raised characters < 48" or > 60 " above ground Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.4.1 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Mount signs so that the baseline of the lowest tactile character is 48” min. above finish floor and the baseline of the highest tactile character is 60” max. above finish floor. Locate sign at permanent rooms alongside the door on the latch side.	1	
J. Service Counter												
23	Reception Area	1		Service Counter	N/A		Counter > 36" high	45"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finish floor.	1	
K. Operable Parts												
24	Reception Area	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	59.5"	ADA 2010: 308	Relocate telephone so that controls are 48" above finish floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		R. Detention Facilities										
25	Holding Cell	1		Detention Facilities	Jails		< 3% of holding cells have mobility features Mobility cell lacks 60" turning space Mobility cell lacks accessible toilet/lavatory	- - -	ADA 2010: 35.151 (k) ADA 2010: 807.2.1	Ensure that at least one holding cell for each gender has mobility features. Ensure that a 60" turning space is provided. Ensure an accessible toilet/lavatory is provided. An accessible toilet/lavatory will need a clear floor space for transfer and grab bars. Note: this cost only includes providing an accessible toilet/lavatory.	2	
26	Interview and Processing	1		Detention Facilities	N/A		Turning space not provided		ADA 2010: 603.2.1	The cell is usable but technically not compliant.	1	
	C. Toilet & Bathing Rooms											
	A. Overall Access											
27	Men's Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Modify toilet room to ensure maneuvering clearance is provided at the toilet.	1	
28	Women's Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Modify toilet room to ensure maneuvering clearance is provided at the toilet.	1	
29	Single User Toilet Room	1		Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
30	Men's Toilet Room	2		Overall Access	Bathing Room		Sign to accessible toilet not provided	-	ADA 2010: 216.8	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	
31	Women's Toilet Room	2		Overall Access	Bathing Room		Sign to accessible toilet not provided Hardware not operable with a closed fist	-	ADA 2010: 216.8 ADA 2010: 404.2.7	Provide a directional sign indicating the location of the nearest accessible toilet room. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
	B. Lavatory											
32	Men's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	- -	ADA 2010: 606.5 ADA 2010: 603.3	Insulate or otherwise configure pipe at lavatory to prevent contact. Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	
33	Women's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	- -	ADA 2010: 606.5 ADA 2010: 603.3	Insulate or otherwise configure pipe at lavatory to prevent contact. Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	
	C. Single-User Toilet											
34	Single-User Toilet Room /Bathroom	1		Single-User Toilet	N/A		Flush control not on open side Grab bar not provided Exposed plumbing underneath lavatory	- -	ADA 2010: 604.6 ADA 2010: 604.5 ADA 2010: 606.5	Relocate the flush control to the open side. Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall and a rear grab bar that is 36" min. long and extends 24" min. from the centerline of the toilet. Mount grab bars to 33"- 36" above the floor. Insulate or otherwise configure pipe at lavatory to prevent contact.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		G. Shower Compartment										
35	Single-User Toilet Room /Bathroom	1		Shower Compartment	Transfer Type		Grab bars not provided	-	ADA 2010: 608.3	Provide three compliant grab bars. Locate grab bars six (6) inches maximum from adjacent walls.	3	
	E. Additional Access											
	A. Drinking Fountains											
36	Hallway	1		Drinking Fountains	N/A		No drinking fountain provided for seated users	-	ADA 2010: 602.4	Provide an additional drinking fountain for seated users or install a hi-lo drinking fountain.	1	

Ridgefield
CONNECTICUT

Town of Ridgefield,
Connecticut

March 2022







School Buildings and Outdoor Areas

Prepared by the

Institute for Human Centered Design

Barlow Mountain Elementary School



Town of Ridgefield

ADA Transition Plan

December 2018

Institute for Human Centered Design

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Barlow Mountain Elementary School

Background

Barlow Mountain Elementary School is one of the six elementary schools in Ridgefield, located at 115 Barlow Mountain Rd. It has students from Kindergarten to Grade 5. It includes a library, a maker space, an art room, special education rooms, gym, cafeteria, music room, and OT/PT classrooms. The building also has boy's and girl's multi-user toilet rooms and single-user toilet rooms. The parking lot serving the school is located directly across from the school (Southeast side).

Barlow Mountain Elementary School is a one-story building with one accessible entrance located across from the parking lot.

Key Accessibility Issues

<u>Parking</u>
Accessibility issues include lack of the required number of van accessible spaces, identification signs located lower than the minimum allowed, lack of the designation "Van Accessible" at the van accessible spaces and accessible access aisle narrower than the minimum allowed.

<u>Exterior Routes</u>
Accessibility issues include lack of a detectible warning at raised crosswalk in front entrance, lack of accessible routes to garden, and lack of maintenance at the exterior ramp.

<u>Interior Routes</u>
Accessibility issues include lack of an accessible route to the stage in the cafeteria and lack of the minimum 36" width at many locations, including classrooms, because of the arrangement of furniture. Also of concern is the non-compliant ramp located near the OT/PT Room.

<u>Toilet Rooms</u>
The major accessibility issues include a lack of compliant ambulatory compartments in the boy's and girl's multi-user toilet rooms. Other accessibility issues include lack of maneuvering clearance in single-user toilet rooms at the nurse's office and some classrooms due to storage.

<u>Dining/Work Surfaces</u>
Many of the dining and work surfaces within the school lack the required knee and toe clearance for children.

<u>Sinks</u>
Accessibility issues include lack of knee and toe clearance at sinks in the classrooms.

Note*: In many instances, the lack of knee clearance is due to trash cans being stored under the sinks.*

<u>Playgrounds</u>

- Lack of surface that is stable firm and slip resistance and lack of an accessible route to the playgrounds.

<u>Additional Accessible Issues</u>

- Lack of tactile designation signs at emergency exits.
- Lack of a drinking fountain for a standing user.

Order of Magnitude Cost Estimates

- Alteration to exterior routes: $1521
- Alteration to parking lot: $2,400
- Alteration to playgrounds (accessible route in the play area to areas under and around play components): $60,980
- Accessible route to stage in cafeteria (lift): $10,830
- Alteration to toilet rooms: $4,371
- Provide an accessible drinking fountain (standing user): $2,014

Barlow Mountain Elementary School

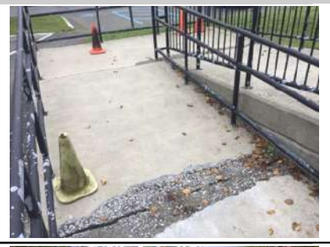
- Provide accessible work surfaces (with knee and toe clearance): $2,100
- Provide accessible dining surface (with knee and toe clearance): $1,100
- Provide an accessible sink (Art Room): $1,547
- Miscellaneous corrective actions (egress signs, accessible service counter, protruding objects, etc.): $ 1,289

Total: $88,152*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Universal Design:

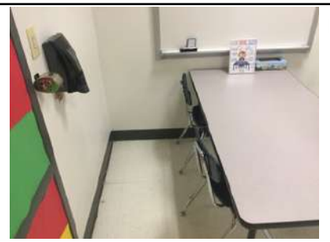
- Consider providing a variety of seating options in the Rise Room Play area.
- Consider providing a detectable warning on the curb ramp (entrance to the school and east side parking lot).

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Ramp Near Preschool	Ext.		Exterior Access Route	Sidewalk		Not maintained in operable working condition	-	CFR Part 35.133	Ensure the accessible route is maintained in operable working conditions. (Cost based on a 3'x3' concrete patch.)	1	
2	Entrance to Barlow School From Courtyard	Ext.		Exterior Access Route			Obstructed by protruding objects	-	ADA 2010: 307	Trim low hanging branches in trees.	1	
3	Parking	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	7.6%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 30' asphalt path.)	1	
4	Garden Entrance	Ext.		Exterior Access Route			Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface to Garden Entrance. (Cost based on a 3'x3' concrete patch.)	1	
		B. Curb Ramp										
5	Parking Lot to East Playground	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	ADA 2010: 406.1	Provide curb ramp at intersection.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		C. Off-Street Parking Lot or Garage										
6	Parking South Side	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces	74 2	ADA 2010: 208.2	Provide one additional car accessible space and one van accessible space.	1	
7	Parking Near Pool	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Access aisle < 60" wide at car/van space Sign < 60" above finished grade	21 1 - 58"	ADA 2010: 208.2 ADA 2010: 502.3.1 ADA 2010: 502.6	Provide the required number of accessible spaces. Provide a marked access aisle that is at least 60" wide. Locate sign with the bottom of the sign 60" above the ground.	1	
8	Parking East Side	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Sign does not have the designation "Van Accessible"	48 3 -	ADA 2010: 208.2 ADA 2010: 502.6	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
9	Parking South Side	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 60" wide at car/van space	44"	ADA 2010: 502.3.1	Provide a marked access aisle that is at least 60" wide.	1	
10	Parking East Side	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign < 60" above finished grade	50.25"	ADA 2010: 502.6	Locate sign with the bottom of the sign 60" above the ground.	1	
		B. Access to Goods and Services										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Means of Egress										
11	Emergency Exit Near Preschool	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finish floor located on the latch side of the door.	1	
12	Emergency Exit Near Room 115	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finish floor located on the latch side of the door.	1	
13	Exit Near 3rd Grade Wing	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finish floor located on the latch side of the door. Relocate table to maintain the maneuvering clearance at the door.	1	
14	Library Exit	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finish floor located on the latch side of the door.	1	
15	Work Room Exit	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finish floor located on the latch side of the door.	1	

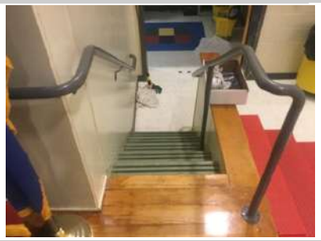
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
16	Art Studio Exit	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finish floor located on the latch side of the door. Relocate trash can to maintain the maneuvering clearance at the door.	1	
		B. Interior Access Route										
17	OT/PT Room	1		Interior Access Route	Interior		Route < 36" wide	-	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
18	Grade 1 Classroom	1		Interior Access Route	Interior		Route < 36" wide	-	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
19	Grade 1 Quiet Zone	1		Interior Access Route	Interior		Route < 36" wide	16"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
20	Grade 2 Classroom	1		Interior Access Route	Interior		Route < 36" wide	23"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	

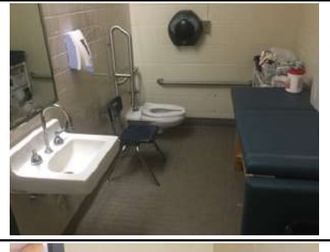
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
21	Grade 3 Classroom	1		Interior Access Route	Interior		Route < 36" wide	26"	ADA 2010: 403.5.1	Relocate furniture to ensure that a clear width of 36" min. is maintained at the accessible route.	1	
22	Reading/ Literature Room	1		Interior Access Route	Interior		Route < 36" wide	-	ADA 2010: 403.5.1	Relocate furniture to ensure that a clear width of 36" min. is maintained at the accessible route.	1	
23	Reading/ Literature Room	1		Interior Access Route	Interior		Route < 36" wide	29"	ADA 2010: 403.5.1	Relocate furniture to ensure that a clear width of 36" min. is maintained at the accessible route.	1	
24	Psychologist Room	1		Interior Access Route	Interior		Route < 36" wide	28"	ADA 2010: 403.5.1	Relocate furniture to ensure that a clear width of 36" min. is maintained at the accessible route.	1	
25	Main Atrium	1		Interior Access Route	Interior		Obstructed by protruding objects	10"	ADA 2010: 307	Relocate object or provide a cane detectable barrier.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
26	Library	1		Interior Access Route	Interior		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Tape down cables to prevent tripping hazards.	1	
		D. Ramps										
27	Hallway Near OT/PT Room	1		Ramps	118		Running slope >1:12 (8.3%)	10%	ADA 2010: 405.2	Reduce running slope to be no steeper than 1:12 (8.3%). Providing a compliant ramp might be technically infeasible.	1	
		J. Service Counter										
28	Main Office	1		Service Counter	N/A		Counter > 36" high	42"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finish floor.	1	
		K. Operable Parts										
29	Emergency Alarm in Library	1		Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Relocate trash can to maintain the clear floor space at the fire extinguisher.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		M. Dining or Work Surfaces										
30	Rise Room	1		Dining or Work Surfaces	Work Surface		Surface not on an accessible route	23"	ADA 2010: 206.2.4	Remove partitions to ensure work surface is on an accessible route.	1	
31	Cafeteria	1		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that at least one dining surface is accessible.	1	
32	Kindergarten Example Room	1		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	20"	ADA 2010: 226.1	Ensure that at least one work surface is accessible.	1	
33	Main Atrium	1		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that at least work surface is accessible.	1	
34	Library	1		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	26"	ADA 2010: 226.1	Ensure that at least one dining or work surface is accessible.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
35	Grade 1 Classroom	1		Dining or Work Surfaces	Work Surface		Knee clearance not provided	-	ADA 2010: 902.2	Provide at least 1 work surface with 24" min. knee and toe clearance.	1	
36	Principal's Office	1		Dining or Work Surfaces	Work Surface		Knee clearance not provided	12"	ADA 2010: 902.2	Provide a work surface with 27" min. knee and toe clearance.	1	
37	Rise Room	1		Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	20" 21"	ADA 2010: 902.2 ADA 2010: 902.3	Adjust at least one work surface with tops between 26"- 30" above the floor and 24" clear height underneath.	1	
38	Conference Room	1		Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	23" 27"	ADA 2010: 902.2 ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
39	Preschool Play Area	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	22"	ADA 2010: 902.3	Adjust at least one work surface with tops between 26"- 30" above the floor and 24" clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		N. Assembly Area										
40	Route to Stage in Cafeteria	1		Assembly Area	N/A		Accessible route to stage not provided	-	ADA 2010: 206.2.6	Provide an accessible route to the stage. (Cost for a lift to the stage.)	1	
		P. Laboratory										
41	Art Room	1		Laboratory	N/A		Emergency eyewash out of reach range	-	ADA 2010: 308	Relocate storage to provide clear floor space at the emergency eyewash station.	1	
		S. Picnic Tables										
42	Outdoor Lunch Area	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 1 dining surface with knee and toe clearance. Ensure that the dining surface is connected to an accessible route.	1	
		C. Toilet & Bathing Rooms										
		A. Overall Access										
43	Girl's Toilet Room in Atrium	1		Overall Access	Toilet Room		6 fixtures, but no ambulatory compartment provided	-	ADA 2010: 213.3.1	Provide one ambulatory accessible compartment.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
44	Boy's Toilet Room in Atrium	1		Overall Access	Toilet Room		6 fixtures, but no ambulatory compartment provided Audible and visible alarms not provided	- -	ADA 2010: 213.3.1 ADA 2010: 215	Provide one ambulatory accessible compartment. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
		C. Single-User Toilet										
45	Kindergarden Toilet Room	1		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	ADA 2010: 604.3	Relocate paper towel dispenser to maintain a clear floor space that is 60" wide min.	1	
		D. Toilet Rooms for Children										
		A. Single-User Toilet										
46	Preschool Toilet Room	1		Single-User Toilet	N/A		Inadequate maneuvering clearances	-	ADA 2010: 604.3	Remove storage to maintain a clear floor space that is 60" wide min.	1	
47	Nurse's Toilet Room	1		Single-User Toilet	N/A		Inadequate maneuvering clearances Visible alarms not provided inside room	46" -	ADA 2010: 604.3 ADA 2010: 215	Relocate furniture to maintain a clear floor space that is 60" wide min. When fire system is updated, ensure that a visible alarm is provided inside the toilet room.	1	
48	Kindergarten Toilet Room	1		Single-User Toilet	N/A		Coat hook not within reach range	56"	ADA 2010: 308	Lower hook so that it is no higher than 48" above the floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		B. Toilet Compartment										
49	Boy's Toilet Room in Atrium	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 25" or > 27" high (Ages 9 - 12) Clearance at toilet < 60" clear width	24" & 32" -	ADA 2010: 604.9 ADA 2010: 604.3.1	Relocate grab bar to 25" - 27" above the floor. Provide a wheelchair accessible compartment that is 60" wide min. and 72" deep min.	1	
		E. Additional Access										
		A. Drinking Fountains										
50	Fountain Near Room 107	1		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	ADA 2010: 602.7	Provide an additional drinking fountain for standing users.	1	
		B. Sink										
51	Art Room	1		Sink	Classroom		Toe and knee clearances not provided Exposed plumbing underneath sink	23" -	ADA 2010: 606.2 ADA 2010: 606.5	Ensure there is a 24" knee clearance positioned for a forward approach. Insulate or otherwise configure pipes at sink. (Cost for relocating a sink.)	1	
		C. Sinks for Children's Use										
52	Grade 3 Classroom	1		Sinks for Children's Use	N/A		Knee or toe clearance not provided	-	ADA 2010: 606.2 (4)	Relocate storage to provide at least one sink with 24" knee and toe clearance positioned for a forward approach.	1	
		F. Play and Sport Areas										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		B. Play Areas										
53	Grades 1-5 Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant	- -	ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6	Ensure an accessible route is provided to one of each type of ground level play component. Repair surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components). (Cost based on 3,800 square feet of poured in place rubber.)	1	
54	Grades 1-5 Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant	- -	ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6	Ensure an accessible route is provided to one of each type of ground level play component. Repair surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components). (Cost for 60' feet of asphalt and 500 square feet of interlocking rubber mats.)	1	
		Z. Best Practice										
		Detectable Warning										
55	Entrance to Barlow Mountain Elementary School	Ext.		Detectable Warning	N/A		N/A	-	N/A	Consider providing a detectable warning on the curb ramp.	4	
56	Parking East Side	Ext.		Detectable Warning	N/A		N/A	-	N/A	Consider providing a detectable warning on the curb ramp.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
			Seating									
57	Rise Room Play Area	1		Seating	N/A		N/A		N/A	Consider providing a variety of seating options.	1	

Barlow Mountain Pool



Town of Ridgefield

ADA Transition Plan

December 2018

Institute for Human Centered Design

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Barlow Mountain Pool

Background

The Barlow Mountain Pool is a managed property located on the same plot of land as the Barlow Mountain Elementary School and the Cadence Academy Preschool. The program is not managed by the Ridgefield School District, but is still on Ridgefield property.

The building consists of two (2) floors, though only the ground floor is on an accessible route. The ground floor amenities include the pool, changing rooms with toilets and showers, and an exercise area. The upper floor is up a flight of stairs, and is not accessible.

Note: *The only public amenity on the second floor is the seating area (bleachers); and IHCD team was told the facility does not hold public events there. However, if students use the upper level, an accessible route is required.*

The main accessible entrance is located on the southeast side of the building. There are two (2) exits; one non-accessible exit that projects onto a grassy field into the north, and one that exits into Barlow Mountain School, which is accessible. Parking for the pool is serviced by a separate parking lot located on the southwest side of the building.

Key Accessibility Issues

Interior Routes

The major accessibility issue is the lack of an accessible route to the bleachers on the upper level. Further issues include dispensers that protrude in the circulation path in the changing rooms.

Additional Accessibility Issues

- Coat hooks located higher than the maximum allowed.
- Lack of maneuvering clearance at an exit door near the pool due to a trash can.
- Lack of egress sign at the emergency exit doors.
- Non-compliant cross-sections for handrails on the stairs.
- The service counter for the exercise area is higher than the maximum allowed.

Order of Magnitude Cost Estimates

- Provide an accessible route to upper level (lift): $10,830
- Provide compliant handrails at stairs: $1,320
- Miscellaneous corrective actions (service counter, operable parts, signs, etc.): $684

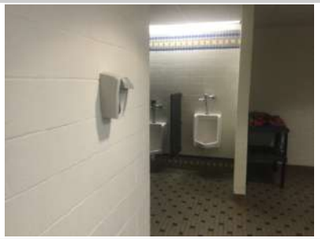
Total: $12,834*

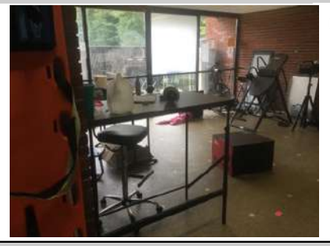
* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Universal Design:

- Recommend providing a sign indicating that the toilet rooms are located in the men's locker room.

Barlow Mountain Pool

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	B. Access to Goods and Services											
		A. Means of Egress										
1	Exit Near Pool	1		Means of Egress	N/A		Tactile exit sign not provided Maneuvering clearance(s) not provided	-	ADA 2010: 216.4 ADA 2010: 404.2.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finish floor located on the latch side of the door. Remove the trash can.	1	
		B. Interior Access Route										
2	Men's Toilet Room Area	1		Interior Access Route	Interior		Obstructed by protruding objects	7"	ADA 2010: 307	Relocate hand sanitizer so it does not protrude into the circulation path.	1	
3	Upper Level	2		Interior Access Route			Accessible route not provided	-	ADA 2010: 206.2.4	Provide an accessible route to spectator seating on Upper Level. (cost for a lift).	1	
		E. Stairways										
4	Stairs to Upper Level	1		Stairways			Handrails have non-compliant cross section	-	ADA 2010: 505.7	Provide handrails with 1 1/4" - 2" circular cross sections.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		J. Service Counter										
5	Club Area	1		Service Counter	N/A		Counter > 36" high	43"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finish floor.	1	
		K. Operable Parts										
6	Pool Storage	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	72"	ADA 2010: 308	Relocate at least one coat hook so it is 48" max. above finish floor.	1	
7	Workout Area	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	58"	ADA 2010: 308	Relocate emergency phone so that controls are 48" max. above finish floor.	1	
8	Coat Hooks Near Exits	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	64"	ADA 2010: 308	Relocate at least one coat hook so it is 48" max. above finish floor.	1	
		Z. Best Practice										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
				Signage								
9	Men's Locker Room/Toilet Room	1		Signage	N/A		N/A	-	N/A	Recommend providing a sign indicating that the toilet rooms are in this area.	1	

Branchville Elementary School



Town of Ridgefield

ADA Transition Plan

October 2018

Institute for Human Centered Design

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Branchville Elementary School

Background

Branchville Elementary School is one of the six elementary schools in Ridgefield, located at 40 Florida Road. It has students from Kindergarten to Grade 5. It includes 25 classrooms, a library, a maker space, an art room, special education rooms, gym, cafeteria, music room, and OT/PT classrooms. The building also has boys and girls multi-user toilet rooms and single-user toilet rooms. The parking lot serving the school is located directly across from the school (west side).

Branchville Elementary School is a one-story building with one accessible entrance located across from the parking lot and one accessible exit on the west side of the building; there are three inaccessible exits located on the north side. There are three (3) additional partially accessible exits located in the three kindergarten classrooms.

Key Accessibility Issues

Exterior Routes
Accessibility issues include lack of a compliant ramp at the exit near the cafeteria and lack of detectable warnings at the route from the parking lot to the main entrance at the school.

Interior Routes
Many locations including classrooms lack the 36” minimum width required for an accessible route because of the arrangement of furniture. The entrance to the lift leading to the stage is blocked by storage.

Doors
Accessibility issues include lack of maneuvering clearance at classroom doorways that are recessed more than 8”.

Toilet Rooms
The major accessibility issues include a lack of compliant accessible compartments and lack of insulated pipes at lavatories at the boys and girls multi-user toilet rooms. In addition, the flush controls at the single-user toilet rooms are not located on the wheelchair transfer/open side. Other accessibility issues include lack of accessible single-user toilet rooms at the nurse’s office and the K2 classroom.

Signage
Accessibility issues include lack of egress signs at emergency exits.

Work Surfaces
Many of the work surfaces within the school lack the required knee and toe clearance for children.

Sinks
Accessibility issues include lack of knee and toe clearance at sinks in the classrooms and in the nurse’s office.

Note*: In many instances, the lack of knee clearance is due to trash cans being stored under the sinks.*

Additional Accessibility Issues

- Lack of a van accessible space and compliant identification signage at the parking lot.
- Lack of surface that is stable firm and slip resistance at the playground and ramp with excessive slope.

Order of Magnitude Cost Estimates

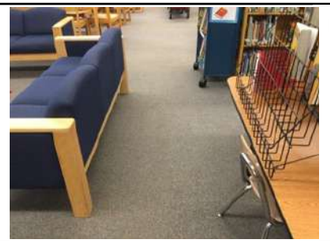
- Renovate exterior routes: $2,812
- Renovate toilet rooms: $6,556
- Provide two single user-toilet rooms: $24,604
- Provide accessible drinking fountains: $3,028
- Provide one automatic door opener: $1,530

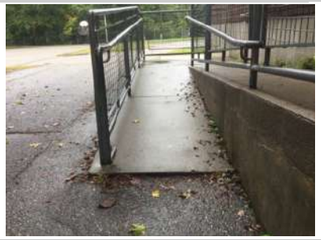
- Provide accessible sinks: $1,732
- Provide accessible work surfaces: $1,400
- Miscellaneous corrective actions (service counter, accessible parking spaces, egress signs, etc.): $1,597

Total: $43,259*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		B. Curb Ramp										
1	From Parking Lot to School	1		Curb Ramp	Perpendicular		Does not prevent accumulation of water	-	ADA 2010: 406.1	Repair curb ramp to prevent accumulation of water.	2	
		C. Off-Street Parking Lot or Garage										
2	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 < 60" wide at car/van space	61 3 - 40"	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3.1	Provide a van accessible space for every six parking spaces. Provide a marked access aisle that is at least 60" wide.	1	
		E. Entrance										
3	Playground Outside Kindergarten (All Kindergarten Classrooms)	1		Entrance	Other		Threshold > 3/4" high	2"	ADA 2010: 404.2.5	Alter threshold to be 3/4" high max.	3	
	B. Access to Goods and Services											
		A. Means of Egress										
4	Exit 2 - Near Room 6	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	Gym	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finish floor located on the latch side of the door.	1	
		B. Interior Access Route										
6	Guidance hallway	1		Interior Access Route	Interior		Route < 36" wide	-	ADA 2010: 403.5.1	Remove chairs to maintain the 36" min. required at accessible route.	1	
7	Library	1		Interior Access Route	Interior		Route < 36" wide	30"	ADA 2010: 403.5.1	Remove furniture to maintain 36" min. accessible route.	1	
8	Special Education Room	1		Interior Access Route	Interior		Route < 36" wide	30"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
		C. Doors, Doorways, & Gates										
9	Art Room	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	32"	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		D. Ramps										
10	North Exit - Near the Cafeteria	Ext.		Ramps	Exterior		Level changes > 1/4"	-	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
11	Exit	Ext.		Ramps	Exterior		Landing < 60" min. length	-	ADA 2010: 405.7.3	Alter so the landing is 60" long min.	1	
		E. Stairways										
12	Cafeteria	1		Stairways	Interior		Not maintained in operable working condition	-	28 CFR Part 35.133	Ensure stairs are maintained in operable working condition.	1	
		F. Platform Lift or LULA Elevator										
13	Lift	1		Platform Lift or LULA Elevator	Interior		Not in operable working condition	-	28 CFR Part 35.133	Remove storage to ensure that lift is maintained in operable working condition.	1	

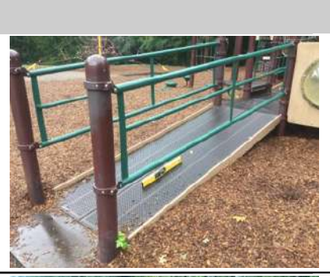
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
			J. Service Counter									
14	Library	1		Service Counter	N/A		Counter > 36" high	40"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finish floor.	1	
			M. Dining or Work Surfaces									
15	Maker Space	1		Dining or Work Surfaces	Work Surface		Knee clearance not provided	21"	ADA 2010: 902.2	Provide at least 1 work surface with 24" min. knee and toe clearance.	1	
16	Principal Office	1		Dining or Work Surfaces	Work Surface		Knee clearance not provided	16"	ADA 2010: 902.2	Provide 1 work surface with 27" min. knee and toe clearance.	1	
17	Guidance Office	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	27"	ADA 2010: 902.3	Provide at least one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
18	Classroom	1	6	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	20"	ADA 2010: 902.3	Adjust at least one work surface with tops between 26"- 30" above the floor and 24" clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
19	Classroom	1	8-A	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	25"	ADA 2010: 902.3	Provide at least one work surface with tops between 26"- 30" above the floor and 24" clear height underneath.	1	
20	Special Education Room	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	27"	ADA 2010: 902.3	Provide at least one work surface with tops between 26"- 30" above the floor and 24" clear height underneath.	1	
	C. Toilet & Bathing Rooms											
	A. Overall Access											
21	Nurse's Office	1		Overall Access	Toilet Room		Turning space not provided	-	ADA 2010: 603.2.1	Provide an accessible single-user toilet room.	1	
22	Classroom	1	K2	Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide one accessible single-user toilet room.	1	
23	Boy's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide one accessible wheelchair compartment.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
24	Girl's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide one accessible wheelchair compartment.	1	
		B. Lavatory										
25	Girl's Toilet Room	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	45"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	
		C. Single-User Toilet										
26	Accessible Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Coat hook > 48"	- 70"	ADA 2010: 604.6 ADA 2010: 603.4	Relocate the flush control to the open side. Lower coat hook so that it is no higher than 48".	1	
		D. Toilet Rooms for Children										
		A. Single-User Toilet										
27		1	6	Single-User Toilet	N/A		Inadequate maneuvering clearances Flush control not on open side	- -	ADA 2010: 604.3 ADA 2010: 604.9.5	Remove storage to maintain man. clearance at the toilet. Move the flush control to the open side.	1	
		E. Additional Access										

Branchville Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Drinking Fountains											
28	Near Boy's Toilet Room	1		Drinking Fountains	N/A		Spout < 38" or > 43" (standing users)	34"	ADA 2010: 602.7	Relocate drinking fountain so that the spout is between 38"- 43" above the finish floor or ground.	1	
29	Gym	1		Drinking Fountains	N/A		No drinking fountain provided for seated users	-	ADA 2010: 602.4	Provide an additional drinking fountain for seated users or install a hi-lo drinking fountain.	1	
	B. Sink											
31	Art Room	1		Sink	Classroom		Exposed plumbing underneath sink	-	ADA 2010: 606.5	Insulate or otherwise configure pipes at sink.	1	
	C. Sinks for Children's Use											
32	Nurses Office	1		Sinks for Children's Use	N/A		Knee or toe clearance not provided	-	ADA 2010: 606.2 (4)	Move trash cans to maintain the knee and toe clearance required at the sink.	1	
33	Classroom	1	6	Sinks for Children's Use	N/A		Knee or toe clearance not provided	-	ADA 2010: 606.2 (4)	Move trash cans to maintain the knee and toe clearance required at the sink.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
34	Classroom	1	K2	Sinks for Children's Use	N/A		Knee or toe clearance not provided	27"	ADA 2010: 606.2 (4)	Provide at least one sink with 25" knee and toe clearance positioned for a forward approach.	1	
35	Maker Space	1		Sinks for Children's Use	N/A		Knee or toe clearance not provided	21"	ADA 2010: 606.2 (4)	Provide at least one sink with 24" knee and toe clearance positioned for a forward approach.	1	
	F. Play and Sport Areas											
	B. Play Areas											
36	Playground	1		Play Areas	N/A		Running slope of ramps at ground level > 1:16 (6.25%)	14.6%	ADA 2010: 1008.2.5.3.2	Rebuilding the ramp so that the ramp run is no steeper than 1:16 (6.25%) might be technically infeasible.	1	
37	Playground	1		Play Areas	N/A		Surface not stable, firm, and slip-resistant	-	ADA 2010: 1008.2.6	Repair surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components).	1	
38	Playground	Ext.		Play Areas	N/A		Surface not stable, firm, and slip-resistant Play areas not maintained in operable working condition	- -	ADA 2010: 1008.2.6 28 CFR Part 35.133	Repair surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components). Ensure play area is maintained in operable working condition.	1	

East Ridge Middle School



Town of Ridgefield

ADA Transition Plan

January 2020

Institute for Human Centered Design

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East Ridge Middle School

Background

East Ridge Middle School is located at 10 East Ridge Road. It has students from Grades 6 to Grade 8. It includes a library, a maker space, an art room, special education rooms, gym, cafeteria, music room, an auditorium, a courtyard, and OT/PT classrooms. The building also has boys' and girls' multi-user toilet rooms and single-user toilet rooms. The parking lot serving the school is located directly across from the school.

East Ridge Middle School is a two-story building with one accessible entrance located across from the parking lot on the west side The building has 12 exits in total; 9 accessible emergency exits, one non-accessible emergency exit in the music room, and two exits into the courtyard at the center of the school.

Key Accessibility Issues

Parking
Accessibility issues include lack of a compliant van accessible parking space and identification signs located lower than the minimum allowed.

Exterior Routes
Accessibility issues include lack of accessible routes to the sports fields; lack of a compliant ramp leading to the courtyard; noncompliant curb ramps; and a lack of signage indicating the location of the nearest accessible entrance.

Interior Routes
Accessibility issues include lack of an accessible route (accessible vertical access) to the art room. In addition, many locations lack a 36" minimum clear width required for an accessible route due to the location of furniture and storage, and have objects that protrude into the circulation path.

Auditorium
There is no accessible route to the auditorium stage, and there is no assistive listening system in the auditorium.

Toilet Rooms
Major accessibility issues in the toilet rooms include the lack of ambulatory stalls in the two girls' toilet rooms on the first and second floor, as well as the toilet in the accessible single-user toilet room that has an excessive centerline further form the side wall than allowed and grab bars that are improperly mounted. The single-user toilet room is also lacking an emergency call system or pull switch. Other accessibility issues include a lack of turning space in the single-user toilet room in the nurse's office, mirrors mounted higher than the maximum height allowed, and lack of urinals mounted no more than 17" above the finished floor.

Dining/Work Surfaces
Accessibility issues include dining and work surfaces lacking required knee and toe clearance.

Sinks
Accessibility issues include lack of knee and toe clearance and clear floor space at sinks.

Doors, Doorways, and Gates

Accessibility issues include doors that lack the required maneuvering clearance, have non-accessible hardware, and require more than 5 lbs. of force to open.

Service Counters

Service counters (3) at the security desk, the cafeteria school store and at a concession stand are higher than that maximum height allowed (36").

Additional Accessibility Issues

- Lack of tactile designation signs at emergency exits.
- Lack of an accessible portable toilet (near the fields).

Order of Magnitude Cost Estimates

- Renovate exterior routes: $8,081
- Parking lot renovations: $925
- Provide accessible doors and doorways: $12,084
- Renovate toilet rooms, locker rooms, and showers: $11,247
- Provide compliant signs (designation, egress and directional): $2,086
- Provide accessible work surfaces: $2,450
- Assembly area renovations (lift to stage and assistive listening system): $17,080
- Provide accessible sinks (with knee and toe clearance): $2,482
- Provide accessible portable toilet at fields: $2,300
- Play area renovations and accessible routes to fields and bleacher seating: $15,012
- Provide accessible route to Art Room (LULA): $65,000*
- Miscellaneous corrective actions (service counters, coat hooks, etc.) $2,065

Total: $140,812**

*Further research beyond the scope of this project would be necessary to determine the total cost. Current estimate is only for the elevator and shaft.

*** Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

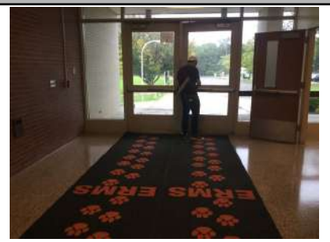
East Ridge Middle School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Main Entrance, Exit 1	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	3.8%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	
		B. Curb Ramp										
2	Main Entrance, West Side	Ext.		Curb Ramp	Perpendicular		Curb ramp not provided Accessible route not provided	-	ADA 2010: 406.1	Provide accessible route. Provide curb ramp. (Cost based on widening concrete pad by 36" to provide a location for a curb ramp that wont interfere with storing bikes on the bike rack, and the cost of a curb ramp to create an accessible route to the bike rack.)	1	
3	Route to Football Field, Soccer Field and Baseball Field	Ext.		Curb Ramp	Diagonal		Running slope > 1:12 (8.33%) Curb ramp flares > 1:10 (10%)	11.8% 12.7%	ADA 2010: 406.1 ADA 2010: 406.3	Reduce running slope to be no steeper than 1:12 (8.33%). Reduce slope at curb ramp flares to be no steeper than 1:10 (10%).	1	
4	Route to Football Field, Soccer Field and Baseball Field	Ext.		Curb Ramp	Diagonal		Running slope > 1:12 (8.33%) Does not prevent accumulation of water	9.6%	ADA 2010: 406.1 ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%). Repair curb ramp to prevent accumulation of water.	1	
5	Main Entrance, Exit 1	Ext.		Curb Ramp	Parallel		Transition from curb ramp to street not flush Detectable warning not provided	1"	ADA 2010: 406.2 ADA 2010: 705.1	Ensure transition from curb ramp to street is flush or free of changes in level. Provide a detectable warning on the curb ramp.	1	

East Ridge Middle School

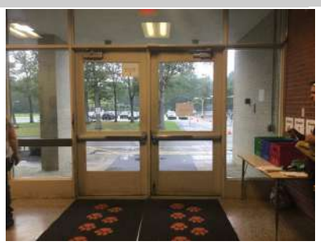
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	C. Off-Street Parking Lot or Garage											
6	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign < 60" above finished grade	147 4 0	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.6	Provide one van accessible parking space with access aisle and sign with the International Symbol of Accessibility and words "Van Accessible". Locate signs with the bottom of the signs 60" min. above the ground.	1	
	E. Entrance											
7	Main Entrance, Exit 1	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	- 2"	ADA 2010: 216.6	Provide a directional sign indicating the location of the nearest accessible entrance.	1	
8	Exit 2	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	- 2"	ADA 2010: 216.6	Provide a directional sign indicating the location of the nearest accessible entrance.	1	
	F. Emergency Exit											
9	Courtyard Door in Art Room	1		Emergency Exit	N/A		Directional sign to accessible emergency exit not provided	-	ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
10	Exit in Music Room	1		Emergency Exit	N/A		Directional sign to accessible emergency exit not provided	- -	ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	

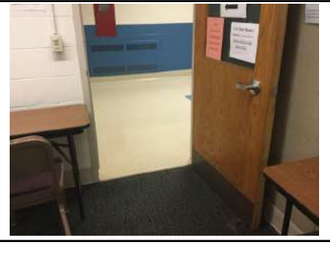
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	B. Access to Goods and Services											
		A. Means of Egress										
11	Exit 6, Near Stairs	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
12	Exit 1	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
13	Exit Near Auditorium Rear Exits	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
14	Exit Near Auditorium Rear Exits	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	
15	Exit Near Auditorium Exits	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finished floor located on the latch side of the door.	1	

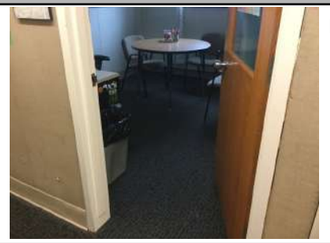
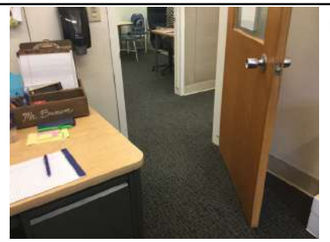
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
16	Exit 2	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	
		B. Interior Access Route										
17	Cafeteria	1		Interior Access Route	Interior		Route < 36" wide	25"	ADA 2010: 403.5.1	Reposition railing to ensure that a clear width of 36" min. is maintained at the accessible route.	1	
18	Cafeteria	1		Interior Access Route	Interior		Route < 36" wide	30"	ADA 2010: 403.5.1	Reposition railing to ensure that a clear width of 36" min. is maintained at the accessible route.	1	
19	Boys' Locker Room	1		Interior Access Route	Interior		Route < 36" wide	33"	ADA 2010: 403.5.1	Reposition trash can to ensure that a clear width of 36" min. is maintained at the accessible route.	1	
20	Boys' Locker Room	1		Interior Access Route	Interior		Route < 36" wide	32"	ADA 2010: 403.5.1	Reposition bench to ensure that a clear width of 36" min. is maintained at the accessible route.	1	

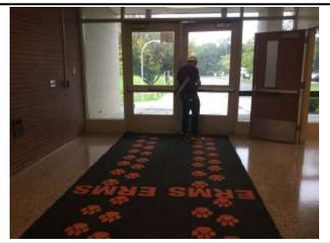
East Ridge Middle School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
21	Auditorium, Rear Exit 3	1		Interior Access Route	Interior		Route < 36" wide	33.6"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
22	Boys' Toilet Room	1		Interior Access Route	Interior		Obstructed by protruding objects	7"	ADA 2010: 307	Relocate paper towel dispenser out of the accessible route.	1	
23	Girls' Toilet Room	1		Interior Access Route	Interior		Obstructed by protruding objects	7"	ADA 2010: 307	Relocate paper towel dispenser out of the accessible route.	1	
24	Boys' Toilet Room	2		Interior Access Route	Interior		Obstructed by protruding objects	7"	ADA 2010: 307	Relocate paper towel dispenser out of the accessible route.	1	
25	Accessible Toilet Room	2		Interior Access Route	Interior		Obstructed by protruding objects	64"	ADA 2010: 307	Relocate shelf out of accessible route.	1	

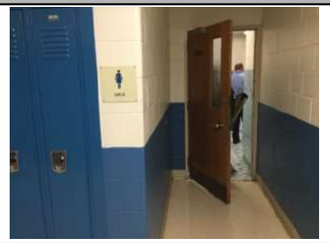
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
26	Auditorium, Side Exit 2 Near Gym	1		Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Provide a directional sign to the accessible route.	1	
27	Auditorium, Side Exit 3	1		Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Provide a directional sign to the accessible route.	1	
28	Route to Art Room	1		Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Provide one stop LULA to Art Room. If technically infeasible, move Art Room to an accessible location.	1	
	C. Doors, Doorways, & Gates											
29	Exit 1	1		Doors, Doorways, & Gates	Emergency Egress		Clear width at door < 32" Surface not stable, firm, and slip-resistant at entrance	30" -	ADA 2010: 404.2.3 ADA 2010: 404.2.4.4	Widen at least one door so that there is 32" min. clear width. Securely attach mat.	1	
30	Grade 7 Classroom	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate work surface to provide maneuvering clearance.	1	

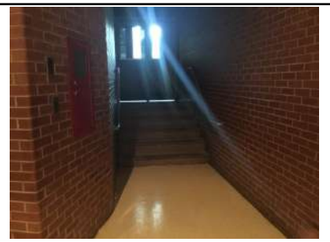
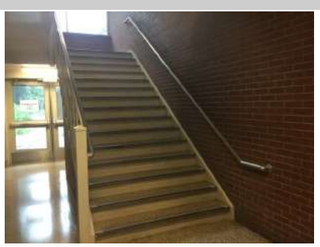
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
31	Nurse's Office Room 1	2		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate the cabinet.	1	
32	Nurse's Office, Accessible Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate dispenser, lavatory and cabinet to proved 24" min. maneuvering clearance.	1	
33	Main Office	2		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate file cabinet to provide 24" min. maneuvering clearance.	1	
34	Quiet Room	2		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Provide 24" min. pull side maneuvering clearance. (Cost for an automatic door opener.)	1	
35	Quiet Room to Hallway	2		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate table to provide 24" min. maneuvering clearance.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
36	Ms. Demello's Office	2		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4 ADA 2010: 309	Relocate table to provide 24" min. pull side maneuvering clearance. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
37	Mrs. Posson's Office	2		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4 ADA 2010: 309	Relocate table to provide 24" min. pull side maneuvering clearance. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
38	Mr. Brown's Office	2		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4 ADA 2010: 309	Relocate table to provide 24" min. pull side maneuvering clearance. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
39	Girls' Toilet Room East Wing	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 8”	24"	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
40	Main Office	2		Doors, Doorways, & Gates	Office		Maneuvering clearance not provided at recess > 8”	10.5"	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
41	Girlls' Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance not provided at recess > 8” Hardware not operable with a closed fist	24" -	ADA 2010: 404.2.4.3 ADA 2010: 309	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	
42	Exit 2	1		Doors, Doorways, & Gates	Emergenc y Egress		Mat not securely attached	-	ADA 2010: 302.2	Install an ADA-compliant walk-off mat.	1	
43	Exit in Music Room	1		Doors, Doorways, & Gates	Classroom		Threshold > 1/2" high	-	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	1	
44	Accessible Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
45	Cafeteria School Store	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

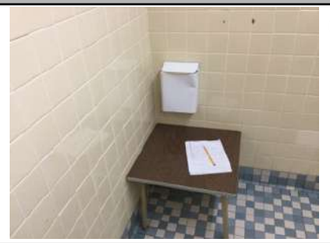
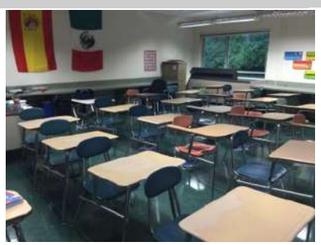
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
46	Girls' Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
47	Mrs. Perry's Office	2		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
48	Mrs. Tatela's Office	2		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
49	Auditorium, Rear Exit 1	1		Doors, Doorways, & Gates	Assembly Space		Door requires > 5 lbs. of force to open	20 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
50	Auditorium, Rear Exit 2	1		Doors, Doorways, & Gates	Assembly Space		Door requires > 5 lbs. of force to open	16 lbs.	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	

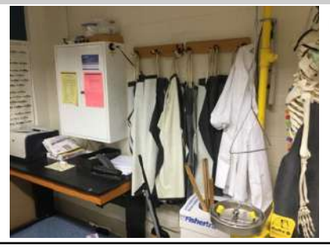
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
51	Auditorium, Rear Exit 3	1		Doors, Doorways, & Gates	Assembly Space		Door requires > 5 lbs. of force to open	30 lbs.	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
52	Auditorium, Side Exit 1 Near Gym	1		Doors, Doorways, & Gates	Assembly Space		Door requires > 5 lbs. of force to open	15 lbs.	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
53	Auditorium, Side Exit 3	1		Doors, Doorways, & Gates	Assembly Space		Door requires > 5 lbs. of force to open	25 lbs.	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
	D. Ramps											
54	Ramp to Courtyard	Ext.		Ramps	135		Ramp < 36" wide Running slope >1:12 (8.3%) Landing < 60" min. length No top or bottom landing provided Handrails not provided	27" 11.5% - - -	ADA 2010: 405.5 ADA 2010: 405.2 ADA 2010: 405.7.3 ADA 2010: 405.7 ADA 2010: 405.8	Provide ramp with a clear width of 36" min. Reduce running slope to be no steeper than 1:12 (8.3%). Provide landing at top and bottom of ramp 60" long min. x 36" wide min. Provide handrails if total rise is greater than 6".	1	
	E. Stairways											
55	Stairs Near Exit 6	1		Stairways	Interior		Handrail height < 34" or > 38"	32"	ADA 2010: 505.4	Alter so the handrails are 34"- 38" high above the floor.	1	

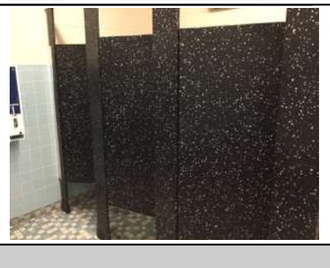
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		H. Signage										
56	Girls' Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door Directional sign to access. bathroom not provided	- - - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2 ADA 2010: 216.8	Provide text with raised characters. Provide braille. Locate sign at permanent rooms alongside the door on the latch side. Provide a sign indicating the location of the nearest accessible toilet room.	1	
57	Music Room	1		Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Provide braille.	1	
58	Elevator Near Exit	1		Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Provide braille.	1	
59	Girls' Toilet Room	1		Signage	Designation		Braille not provided Sign not located on the latch side of the door Directional sign to access. bathroom not provided	- - -	ADA 2010: 703.3 ADA 2010: 703.4.2 ADA 2010: 216.8	Provide braille. Locate sign at permanent rooms alongside the door on the latch side. Provide a sign indicating the location of the nearest accessible toilet room.	1	
60	Girls' Toilet Room	2		Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
J. Service Counter												
61	Security Desk Near Exit 1	1		Service Counter	N/A		Not connected to an accessible route Counter > 36" high	- 42"	ADA 2010: 206.2.4 ADA 2010: 904.4.1 & 904.4.2	Ensure the counter is connected to an accessible route - relocate bench. Provide a counter that is 36" max. above the ground or finished floor.	1	
62	Concession Stand	Ext.		Service Counter	N/A		Not connected to an accessible route Counter > 36" high	- 45.5"	ADA 2010: 206.2.4 ADA 2010: 904.4.1 & 904.4.2	Ensure the counter is connected to an accessible route. Provide a counter that is 36" max. above the ground or finished floor. (Cost based on lowering counter and 6' x 36" wide asphalt path.)	1	
63	Cafeteria School Store	1		Service Counter	N/A		Counter > 36" high	42"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	
K. Operable Parts												
64	Special Education Room	1	2	Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Relocate furniture to provide a 30" min. by 48" min. clear floor space or relocate item.	1	
65	Grade 4 Classroom			Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Relocate trash bins to provide a 30" min. by 48" min. clear floor space or relocate item.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
66	Accessible Toilet Room	2		Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Reposition table.	1	
67	Science Classroom	2		Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Relocate work surfaces to provide a 30" min. by 48" min. clear floor space.	1	
68	Special Education	2		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	52"	ADA 2010: 308	Relocate paper towel dispenser so that controls are between 15"- 44" above finished floor.	1	
69	Nurse's Office	2		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	60"	ADA 2010: 308	Relocate coat hook so that controls are between 15"- 48" above finished floor.	1	
	M. Dining or Work Surfaces											
70	Grade 7 Classroom	1		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	22	ADA 2010: 226.1	Ensure that at least 5% of work surfaces are accessible.	3	

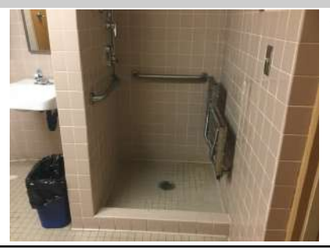
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
71	Maker Space in Library	1		Dining or Work Surfaces	Work Surface		Knee clearance not provided	-	ADA 2010: 902.2	Relocate storage to provide at least 1 work surface with 27" min. knee and toe clearance.	1	
72	Nurse's Office	2		Dining or Work Surfaces	Work Surface		Knee clearance not provided	26"	ADA 2010: 902.2	Adjust work surface with 27" min. knee and toe clearance.	1	
73	Nurse's Office, Room 1	2		Dining or Work Surfaces	Work Surface	 	Knee clearance not provided	24.5"	ADA 2010: 902.2	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	
74	Quiet Room	2		Dining or Work Surfaces	Work Surface		Knee clearance not provided	26.5"	ADA 2010: 902.2	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	
75	Mrs. Posson's Office	2		Dining or Work Surfaces	Work Surface		Knee clearance not provided	25.5"	ADA 2010: 902.2	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	

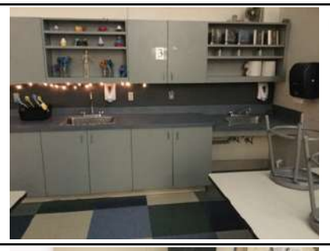
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
76	Guidance Office	2		Dining or Work Surfaces	Work Surface		Toe clearance not provided Knee clearance not provided	-	ADA 2010: 902.2	Provide at least 1 dining or work surface with 27" min. knee and toe clearance.	1	
		N. Assembly Area										
77	Auditorium	1		Assembly Area	N/A		Number of seats Number of designated wheelchair spaces Accessible route to stage not provided Assistive listening devices not provided	610 6 -	ADA 2010: 221.2.1 ADA 2010: 221.2.1 ADA 2010: 206.2.6 ADA 2010: 219.2	Provide an accessible route to the stage. Consider installing a ramp or a lift for program access. If audible communication is integral to the use of the space, provide an assistive listening system. (Cost based on an interior lift and 600 capacity assistive listening system.)	1	
		O. Locker Room										
78	Boys' Locker Room	1		Locker Room	Men's		Back support not provide at bench Bench is not 17"- 19" high	- 16"	ADA 2010: 903.4 ADA 2010: 903.5	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Install a bench with the top of the seat between 17"- 19" above finished floor.	1	
79	Girls' Locker Room	1		Locker Room	Women's		Back support not provide at bench Bench is not 17"- 19" high	- 16"	ADA 2010: 903.4 ADA 2010: 903.5	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Install a bench with the top of the seat between 17"- 19" above finished floor.	1	
		P. Laboratory										
80	Science Classroom	2		Laboratory	N/A		Coat hook > 48”	68"	ADA 2010: 308	Lower clothes hook to 48" max. above the floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	C. Toilet & Bathing Rooms											
		A. Overall Access										
81	Accessible Toilet Room East Wing	1		Overall Access	N/A		Sign to accessible toilet not provided	-	ADA 2010: 216.8	Sign incorrect. Toilet room not used. Remove sign or provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	
82	Girls' Toilet Rooms	1,2		Overall Access	Toilet Room		6 fixtures, but no ambulatory compartment provided	-	ADA 2010: 213.3.1	Provide one ambulatory accessible compartment.	2	
		B. Lavatory										
83	Boys' Toilet Room East Wing	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	42"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	
84	Nurse's Office, Accessible Toilet Room	2		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	54.5”	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	
85	Accessible Toilet Room	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	43"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
			C. Single-User Toilet									
86	Accessible Toilet Room	2		Single-User Toilet	N/A		Flush control not on open side	-	ADA 2010: 604.6	Relocate the flush control to the open side.	1	
87	Accessible Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Centerline < 16" or > 18" Side or rear grab bar < 33" or >36" high Rear grab bar < 24" from toilet centerline	- 23.75" 37" 16"	ADA 2010: 604.6 ADA 2010: 604.2 ADA 2010: 609.4 ADA 2010: 604.5.2	Relocate the flush control to the open side. Relocate toilet so that the centerline is 16"-18" from the side wall. Mount grab bars to 33"- 36" above the floor. Relocate rear grab bar to extend 24" min. from the centerline of the toilet.	1	
88	Nurse's Office, Accessible Toilet Room	2		Single-User Toilet	N/A		Clearance at toilet < 59" clear depth Non-compliant toilet paper dispenser	- -	ADA 2010: 604.3 ADA 2010: 604.7	Provide a clear floor space that is 59" deep min. by relocating table and chair. Relocate toilet paper so that it is >15" and < 48" high and between 7" and 9" from the front of the toilet. Or replace dispenser if it does not allow continuous paper flow.	1	
89	Accessible Toilet Room	1		Single-User Toilet	N/A		Emergency call system/alarm pull switch not provided.	-	N/A	Provide an emergency call system or an alarm pull switch.	1	
			E. Urinal									
90	Boys' Toilet Room East Wing	1		Urinal	N/A		Rim > 17" high	-	ADA 2010: 605.2	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
91	Boys' Toilet Room	2		Urinal	N/A		Rim > 17" high	-	ADA 2010: 605.2	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	
		F. Dispensers										
92	Boys' Toilet Room	1		Dispensers	N/A		Controls > 48" igh	62"	ADA 2010: 309.3	Relocate so the operable part is no higher than 48" above finished floor.	1	
93	Classroom	2	218A	Dispensers	N/A		Dispensers acts as a protruding object	5.5"	ADA 2010: 307.2	Relocate dispenser out of the circulation path.	1	
94	Conference Room in Guidance Office	2		Dispensers	N/A		Dispensers acts as a protruding object	9.5"	ADA 2010: 307.2	Relocate dispenser out of the circulation path.	1	
		G. Shower Compartment										
95	Accessible Toilet Room	1		Shower Compartment	Transfer Type		Transfer type shower threshold > 2"	4.5"	ADA 2010: 608.7	Transfer shower: Ensure the threshold is 1/2" high max.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		H. Portable Toilet										
96	Portable Toilet at Fields	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	ADA 2010: 206.2.4 ADA 2010: 213.2	Locate portable toilet on an accessible route. Ensure that at least 5% and at least 1 portable toilets is accessible.	1	
		E. Additional Access										
		B. Sink										
97	Girls' Locker Room	1		Sink	Other		Clear floor space not provided at sink	33"	ADA 2010: 606.2	Provide a 30" by 48" clear floor space positioned for a forward approach. May be technically infeasible.	1	
98	Special Education Room	1		Sink	Classroom		Toe and knee clearances not provided Rim or counter > 34"	- 36"	ADA 2010: 606.2 ADA 2010: 606.2	Ensure there is a 27" knee clearance positioned for a forward approach. Relocate sink with the front of the rim or counter no higher than 34".	1	
99	Art Room	1		Sink	Classroom		Exposed plumbing underneath sink	-	ADA 2010: 606.5	Insulate or otherwise configure pipes at sink.	1	
100	Nurse's Office Room 1	2		Sink	Other		Exposed plumbing underneath sink Sink is not on an accessible route	- -	ADA 2010: 606.5 ADA 2010: 206.2.4	Insulate or otherwise configure pipes at sink. Relocate cabinet, refrigerator and other items so the sink is on an accessible route.	1	

East Ridge Middle School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
F. Play and Sport Areas												
B. Play Areas												
101	GaGa Game Pit	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route to play areas. (Cost based on a 30'x36" asphalt path.)	1	
102	Project Adventure Set	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route to play areas. (Cost based on a 200'x36" asphalt path.)	1	
C. Field												
103	Team Seating for Football and Soccer Field	Ext.		Field	Football		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30" x 48" clear floor space at team seating. Ensure seating is connected to an accessible route. (Cost based on a 3'x4' asphalt patch and 500' x 36" wide asphalt path. Alternatively, relocate team seating to east side of field.)	1	
104	Fan Seating for Football and Soccer Field	Ext.		Field	Football		Accessible spaces not-provided at sidelines seating Field not connected to an accessible route	- -	ADA 2010: 221.2 ADA 2010: 206.2.2	Provide a 30"x 48" clear floor space at sidelines seating. Ensure field and seating are connected to an accessible route. (Cost based on a 140' x 36" wide asphalt path and a 3'x4' asphalt patch by sideline seating.)	1	
105	Baseball Field			Field	Baseball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure baseball field is connected to an accessible route. (Cost based on a 300'x36" asphalt path.)	1	

Farmingville Elementary School



Town of
Ridgefield
ADA Transition Plan

October 2018

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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Farmingville Elementary School

Background

Farmingville Elementary School, located at 324 Farmingville Rd, has students from Kindergarten to Grade 5. The building is one story and is split into two main wings. Classrooms for Kindergarten and Grades 1 and 2, as well as the Library, Maker Space, Special Education, and OT/PT Classrooms are in the east wing. Classrooms for Grades 3 through 5, toilet rooms, the Art and Special Education Rooms, Gym, Cafeteria, and Orchestra class are in the west wing.

Key Accessibility Issues

Exterior Routes
Accessibility issues ~~outside~~ include a lack of detectable warning at the main entrance curb ramp as well as a lack of an accessible route to the garden in the courtyard area.

Interior Routes
In many classrooms the minimum 36” required at the accessible route is not maintained because of the arrangement of furniture and cleaning equipment in the hallway. Also, there is not an accessible route to the stage located in room 38.

Doors
Accessibility issues include lack of maneuvering clearance at classroom doorways that are recessed more than 8”. Other accessibility issues include lack of maneuvering clearance at classroom doorway exits due to trash cans, bookshelves, or other clutter on the latch side of the door.

Toilet Rooms
The major accessibility issues at the school include a lack of compliant multi-user toilet rooms. Most toilet rooms throughout the school lack the required wheelchair accessible compartment. In addition, a lack of accessible single-user toilet rooms inside the classrooms and lack of an accessible single-user toilet room in the nurse’s office.

Signage
Accessibility issues include designation signs that lack braille throughout the building. Inaccessible toilet rooms lack the required directional signage to the nearest accessible toilet room.

Dining and Work Surfaces
Many of the work surfaces within the school lack the required knee clearance for children.

Sinks
Accessibility issues include a lack of toe and knee clearance at sinks in classrooms and in the Nurse’s Office.

Playground
Accessibility issues include lack of an accessible route to playgrounds.

Additional Accessibility Issues

- Hand sanitizers and pencil sharpeners that protrude into the circulation path throughout the school.
- Lack of the van accessible space and proper identification signage at each accessible space at the parking lot.
- Mats within the facility that are not securely attached to the floor.

Order of Magnitude Cost Estimates

- Renovate exterior routes: $720
- Provide one van accessible space and provide two signs: $1,175
- Provide maneuvering clearance and hardware operable with a closed fist at interior doors: $13,661
- Provide signage with braille to interior doors: $6,032
- Provide an accessible route to the stage: $10,830
- Toilet room renovations: $60,296
- Playground renovations: $2,298

- Provide tables in classrooms with knee clearance: $2,450
- Provide knee clearance at sinks in classrooms: $5,411
- Miscellaneous corrective actions (service counter, drinking fountains, etc.): $4,468

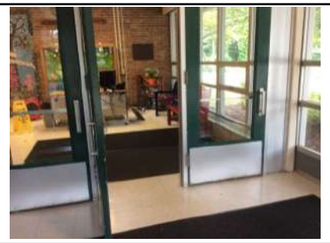
Total: $ 107,341*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

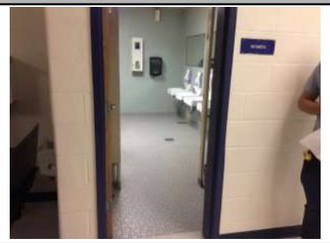
Universal Design and Best Practice Recommendations

- Recommend adding a 30” min. by 48” min. clear floor space next to the bench located in the Kindergarten Classrooms (xx) as well as outside for roll up space.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Garden	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided.	1	
		B. Curb Ramp										
2	Entrance Ramp to School	Ext.		Curb Ramp	Perpendicular		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	1	
		C. Off-Street Parking Lot or Garage										
3	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 not provided	40 2 0 -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.6	Provide one van accessible space. Provide a sign with the bottom of the sign 60" min.	1	
		E. Entrance										
4	Music Studio	1	29	Entrance	N/A		Mat not securely attached	-	ADA 2010: 302.2	Ensure mat is securely attached.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	Special Education Room	1	23	Entrance	N/A		Mat not securely attached	-	ADA 2010: 302.2	Ensure mat is securely attached.	2	
6	Main Entrance	1		Entrance	Secondary Entrance		Mat not securely attached	-	ADA 2010: 302.2	Ensure mat is securely attached.	1	
	B. Access to Goods and Services											
	B. Interior Access Route											
7	Art Room	1	24	Interior Access Route	N/A		Route < 36" wide	30"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
8	Near Custodians Room (47)	1		Interior Access Route	N/A		Route < 36" wide	30"	ADA 2010: 403.5.1	Remove furniture to ensure that the clear width of 36" min. is maintained at the accessible route.	1	
9	Music Studio	1	29	Interior Access Route	N/A		Route < 36" wide	23.5"	ADA 2010: 403.5.1	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	Remediation Citations	Recommendations	Quantity	
10	Near Gym	1		Interior Access Route	N/A		Obstructed by protruding objects	5.5"	ADA 2010: 307	Relocate hand sanitizers out of circulation path.	3	
11	Near Room 15	1		Interior Access Route			Obstructed by protruding objects	5.5"	ADA 2010: 307	Relocate fire alarm to a height of 80" min.	1	
12	Special Education Room, Conference Room	1	30 31	Interior Access Route	Interior		Obstructed by protruding objects	8"	ADA 2010: 307	Relocate paper towel dispenser.	2	
				C. Doors, Doorways, & Gates								
13	Grade 5 Classroom	1	19	Doors, Doorways, & Gates	Emergency Egress		Clear width at door < 32"	28.5"	ADA 2010: 404.2.3	Widen the door so that there is 32" min. clear width.	1	
14	Girl's Toilet Room and Boy's Toilet Room	1	25A & B	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Maneuvering clearance not provided at recess > 8” Hardware not operable with a closed fist	30" - -	ADA 2010: 404.2.3 ADA 2010: 404.2.4.3 ADA 2010: 309	Use offset hinges. 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.	2	

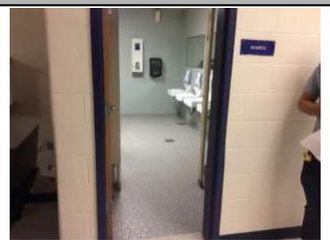
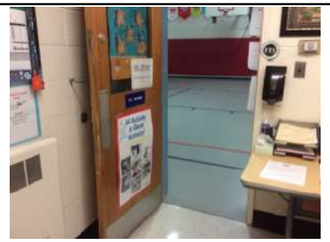
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
15	Women's Toilet Room and Men's Toilet Room	1	42A & B	Doors, Doorways, & Gates	Vestibule		Clear width at door < 32" Hardware not operable with a closed fist	29.5" -	ADA 2010: 404.2.3 ADA 2010: 309	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.	2	
16	Orchestra Room	1	41	Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	8"	ADA 2010: 404.2.4	Remove furniture to maintain the maneuvering clearance at the door.	1	
17	Art Room	1	24	Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	8"	ADA 2010: 404.2.4	Remove the boxes and trash can.	1	
18	PE Office	1	44	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove table to maintain the maneuvering clearance at the door.	2	
19	Paraprofessional Office	1	28	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove furniture to maintain the maneuvering clearance at the door.	1	

Farmingville Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
20	Music Studio	1	29	Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove furniture to maintain the maneuvering clearance at the door.	1	
21	Grade 5 Classroom	1	19	Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove trash can to maintain the maneuvering clearance at the door.	1	
22	Men's Toilet Room	1	42	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	ADA 2010: 404.2.4 ADA 2010: 309	Remove trash cane to maintain the maneuvering clearance at the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
23	Art Room	1	24	Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance not provided at recess > 8”	14"	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
24	Music Studio	1	29	Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance not provided at recess > 8”	-	ADA 2010: 404.2.4.3	Relocate cart to maintain the maneuvering clearance at the door.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
25	Special Education Room	1	30	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	20"	ADA 2010: 404.2.4.3	Remove bookshelf to maintain the maneuvering clearance at the door.	1	
26	Exit Near Grade 1	1		Doors, Doorways, & Gates	Emergency Egress		Mat not securely attached	-	ADA 2010: 302.2	Install an ADA-compliant walk-off mat.	1	
27	Gym	Ext	45	Doors, Doorways, & Gates	Other		Threshold > 1/2" high	2"	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	1	
28	Exit to Courtyard and Garden	1		Doors, Doorways, & Gates	Other		Threshold > 1/2" high	3"	ADA 2010: 404.2.5	Alter threshold to be 1/2" high max.	1	
29	Accessible Toilet Room	1	32	Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	12lbs.	ADA 2010: 404.2.9	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	Remediation Citations	Recommendations	Quantity	
		D. Ramps										
30	Playground for K-1	Ext.		Ramps	Exterior		Handrails not provided		ADA 2010: 405.8	Provide handrails with 1 1/4"- 2" circular cross sections or 4"- 6 1/4" non-circular cross sections.	2	
		H. Signage										
31	Book Room	1	40	Signage	Directional		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	
32	Special Education Office	1	27	Signage	Directional		Raised characters not provided Braille not provided	- -	ADA 2010: 703.2 ADA 2010: 703.3	Provide text with raised characters. Provide braille.	1	
33	Orchestra Room	1	41	Signage	Directional		Raised characters not provided Sign not located on the latch side of the door	- -	ADA 2010: 703.2 ADA 2010: 703.4.2	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
34	Nurse's Office	1	34	Signage	Designation		Raised characters < 48" or > 60 " above ground Sign not located on the latch side of the door	- -	ADA 2010: 703.4.1 ADA 2010: 703.4.2	Mount signs so that the baseline of the lowest tactile character is 48” min. above finish floor and the baseline of the highest tactile character is 60” max. above finish floor. Locate sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
35	Women's and Men's Toilet Room	1	42A,B	Signage	133		Raised characters < 48" or > 60 " above ground Directional sign to access. bathroom not provided	61" -	ADA 2010: 703.4.1 ADA 2010: 216.8	Mount signs so that the baseline of the lowest tactile character is 48" min. above finish floor and the baseline of the highest tactile character is 60" max. above finish floor. Provide a sign indicating the location of the nearest accessible toilet room.	2	
36	Grade 1 Classroom and throughout	1		Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Provide braille.	42	
37	PE Office	1	44	Signage	Directional		Braille not provided Sign not located on the latch side of the door	- -	ADA 2010: 703.3 ADA 2010: 703.4.2	Provide braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
38	Main Office	1	35	Signage	Designation		Braille not provided Sign not located on the latch side of the door	- -	ADA 2010: 703.3 ADA 2010: 703.4.2	Provide braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
39	Girl's and Boy's Toilet Room	1	25A,B	Signage	Directional		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
40	Library Entrance			Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
41	Entrance to Stage	1		Signage	243		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
42	Accessible Toilet Room	1	32	Signage	Designation		International Symbol of Acc. not compliant	- -	ADA 2010: 703.7.2	Replace sign with a sign containing the International Symbol of Accessibility.	1	
43	Women's Toilet Room	1		Signage	Designation		Directional sign to access. bathroom not provided	-	ADA 2010: 216.8	Provide a sign indicating the location of the nearest accessible toilet room.	1	
	J. Service Counter											
44	Main Office	1	35	Service Counter	N/A		Counter > 36" high	40"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finish floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		M. Dining or Work Surfaces										
45	Courtyard	Ext.		Dining or Work Surfaces	Dining Surface		Surface not on an accessible route	-	ADA 2010: 206.2.4	Ensure dining surfaces are located on an accessible route.	1	
46	Special Education Room	1	30	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- - 23"	ADA 2010: 226.1 ADA 2010: 902.2 ADA 2010: 902.3	Ensure that at least one work surface is accessible. Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
47	Special Education Office	1	27	Dining or Work Surfaces	238		Knee clearance not provided	25"	ADA 2010: 902.2	Provide a work surface with 27" min. knee and toe clearance.	1	
48	Music Studio	1	29	Dining or Work Surfaces	238		Knee clearance not provided	22"	ADA 2010: 902.2	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	
49	Paraprofessional Office	1	28	Dining or Work Surfaces	238		Knee clearance not provided	24.5"	ADA 2010: 902.2	Provide a work surface with 27" min. knee and toe clearance.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
50	Principal's Office	1	36	Dining or Work Surfaces	Work Surface		Knee clearance not provided	-	ADA 2010: 902.2	Provide a work surface with 27" min. knee and toe clearance.	1	
51	Art Room	1	24	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	24.5" 26"	ADA 2010: 902.2 ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
52	Special Education Room	1	30	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 26"	ADA 2010: 902.2 ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
53	Kindergarten Classroom	1	1	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 20"	ADA 2010: 902.2 ADA 2010: 902.3	Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
54	OT/PT Room	1	3	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 25"	ADA 2010: 902.2 ADA 2010: 902.3	Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
55	Grade 1 Classroom	1	5	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 27"	ADA 2010: 902.2 ADA 2010: 902.3	Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
56	Nurse's Office	1	34	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 27"	ADA 2010: 902.2 ADA 2010: 902.3	Adjust work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
57	Maker Space	1	11	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 26"	ADA 2010: 902.2 ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
58	Playground for K-1	Ext.		Dining or Work Surfaces	Dining Surface		Surface not stable, firm, and slip-resistant	-	ADA 2010: 302	Repair surface. Ensure there is a minimum 48" clear floor space at seating and around table. (Cost based on 3' by 3' asphalt patch.)	1	
	N. Assembly Area											
59	Entrance to Stage	1		Assembly Area	N/A		Accessible route to stage not provided	-	ADA 2010: 206.2.6	Provide an accessible route to the stage. Consider installing a ramp or a lift for program access. (Cost for interior platform lift)	1	
	C. Toilet & Bathing Rooms											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Overall Access										
60	Kindergarten Toilet Room	1	1	Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	
61	Grade 1 Toilet Room	1	5	Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	
62	Nurse's Office Toilet Room	1	34	Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	
63	Maker Space Toilet Room	1	11	Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	
64	Girl's Toilet Room	1	25A	Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided 6 fixtures, but no ambulatory compartment provided Audible and visible alarms not provided	- - -	ADA 2010: 213.3.1 ADA 2010: 213.3.1 ADA 2010: 215	Provide one accessible wheelchair stall. Provide one ambulatory accessible compartment. 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	Remediation Citations	Recommendations	Quantity	
65	Boy's Toilet Room	1	25B	Overall Access	Bathing Room		Accessible plumbing fixtures or compartments not provided Audible and visible alarms not provided	- -	ADA 2010: 213.3.1 ADA 2010: 215	Provide one accessible wheelchair stall. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
66	Women's Toilet Room	1	42A	Overall Access	Toilet Room		Audible and visible alarms not provided	-	ADA 2010: 215	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
		B. Lavatory										
67	Men's Toilet Room	1	42B	Lavatory	N/A		Exposed plumbing underneat lavatory Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40"	24.5" - 50"	ADA 2010: 606.2 ADA 2010: 603.3	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 finish floor.	1	
68	Accessible Toilet Room	1	32	Lavatory	N/A		Exposed plumbing underneath lavatory	-	ADA 2010: 606.5	Insulate or otherwise configure pipe at lavatory to prevent contact.	1	
69	Boy's and Girl's Toilet Room	1	25A, B	Lavatory	N/A		Exposed plumbing underneath lavatory	-	ADA 2010: 606.5	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
70	Women's Toilet Room	1	42A	Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	- 51"	ADA 2010: 606.5 ADA 2010: 603.3	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 finish floor.	1	
		C. Single-User Toilet										
71	Accessible Toilet Room	1	32	Single-User Toilet	N/A		Flush control not on open side	-	ADA 2010: 604.6	Relocate the flush control to the open side.	1	
72	Women's Toilet Room	1		Single-User Toilet	N/A		Grab bar not provided Emergency call system/alarm pull switch not provided.	- -	ADA 2010: 604.5	Provide one grab bar on the side wall of the toilet and one on the rear wall. Provide an emergency call system or an alarm pull switch.	1	
		F. Dispensers										
73	Accessible Toilet Room	1	32	Dispensers	118		Dispensers acts as a protruding object	9.5"	ADA 2010: 307.2	Relocate paper towel dispenser out of the circulation path.	1	
		E. Additional Access										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Drinking Fountains										
74	Near Staff Toilet Rooms	1		Drinking Fountains	N/A		Drinking fountain not on accessible route	-	ADA 2010: 206.2.4	Install a drinking fountain on an accessible route.	1	
75	Near Staff Toilet Rooms	1		Drinking Fountains	N/A		Clear floor space not provided No drinking fountain provided for standing users	- -	ADA 2010: 309.2 ADA 2010: 602.7	Relocate furniture to provide a 30" by 48' clear floor space positioned for a forward approach. Provide an additional drinking fountain for standing users or install a hi-lo drinking fountain.	1	
76	Near Boy's and Girl's Toilet Rooms	1		Drinking Fountains	466		No drinking fountain provided for standing users	-	ADA 2010: 602.7	Provide an additional drinking fountain for standing users or install a hi-lo drinking fountain.	1	
		B. Sink										
77	Grade 1 Classroom	1	5	Sink	Classroom		Toe and knee clearances not provided	-	ADA 2010: 606.2	Ensure there is a 27" knee clearance positioned for a forward approach.	1	
78	Maker space	1	11	Sink	Classroom		Toe and knee clearances not provided	-	ADA 2010: 606.2	Ensure there is a 27" knee clearance positioned for a forward approach.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
79	Kindergarten Classroom	1	1	Sink	Classroom		Toe and knee clearances not provided Sink is not on an accessible route	-	ADA 2010: 606.2 ADA 2010: 206.2.4	Ensure there is a 27" knee clearance positioned for a forward approach. Ensure the sink is on an accessible route.	1	
80	Grade 5 Classroom	1	19	Sink	477		Toe and knee clearances not provided Dispenser not within reach range	- -	ADA 2010: 606.2 ADA 2010: 308	Ensure there is a 27" knee clearance positioned for a forward approach. Relocate dispenser 48" max. above the finish floor or ground.	1	
81	Nurse's Office	1	34	Sink	Other		Toe and knee clearances not provided Dispenser not within reach range	- 55"	ADA 2010: 606.2 ADA 2010: 308	Ensure there is a 27" knee clearance positioned for a forward approach. Relocate dispenser 48" max. above the finish floor or ground.	1	
	C. Sinks for Children's Use											
82	Art Room	1	24	Sinks for Children's Use	485		Knee or toe clearance not provided	-	ADA 2010: 606.2 (4)	Provide a sink with 25" knee and toe clearance positioned for a forward approach.	1	
	F. Play and Sport Areas											
	B. Play Areas											
83	Playground for K-1	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route to play areas. (Cost based on 30' asphalt path.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
84	Playground for K-1	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route to play areas. (Cost based on 60' asphalt path.)	1	
	Z. Best Practice											
		Bench										
85	Kindergarten Classroom	1	1	Bench	N/A		N/A	-	N/A	Recommend providing a 30" by 48" clear floor space adjacent to bench for roll up space of wheelchair user.	1	
86	Benches Near Entrance	Ext.		Bench	N/A		N/A	-	N/A	Recommend providing a 30" by 48" clear floor space adjacent to bench for roll up space of wheelchair user.	1	

Ridgebury Elementary School



Town of Ridgefield

ADA Transition Plan

October 2018

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114

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Ridgebury Elementary School

Background

Ridgebury Elementary School, located at 112 Bennetts Farm Road, has students from Kindergarten to Grade 5. The building is two stories and has an elevator and five (5) emergency exits. The Cafeteria, Courtyard, Gym, Psychologist's Room, and Classrooms for Grades 4 and 5 are located on the first floor. Classrooms for Kindergarten and Grades 1 through 3, Art Room, OT/PT Room, Maker Space, RISE Room, Para educators, Nurse's Office, and Main Office are located on the second floor, which is also the location of the main entrance. Entrances and exits have relatively minor accessibility issues, including excessive slopes, and a lack of signage. The main parking lot, with three (3) accessible spaces is down a set of stairs from the main office. There are two (2) accessible spaces near the main entrance.

Key Accessibility Issues

Exterior Routes

Major accessibility issues include a lack of accessible routes to the garden and a curb ramp at the main entrance drop off zone has an excessive running slope of 12.6%. There is also a lack of signage to accessible entrances into the school.

Interior Routes

In many rooms the minimum 36" required at the accessible route is not maintained because of desks or chairs that are too close together.

Doors

Classrooms throughout the school lack maneuvering clearance due to trash cans and other obstructions.

Toilet Rooms

The accessible toilet room in the Nurse's Office lacks clear floor space due to a shelving unit next to the toilet. The accessible compartments in the boy's and girl's toilet rooms lack rear grab bars that are 36" long. Mirrors in the toilet rooms are higher than the maximum allowed.

Signage

Accessibility issues include egress exit signs that lack braille and lack of signs to accessible emergency exits.

Dining and Work Surfaces

Many dining and work surfaces lack the required knee and toe clearance for children.

Sinks

Sinks in classrooms lack toe and knee clearance. In some cases, dispensers are located out of reach range.

Playgrounds

All playgrounds lack an accessible route to play elements. The playground on the west side of the school has an excessive slope of 22.7% on the route from the school to play elements.

Additional Accessibility Issues

- Phones and pencil sharpeners that protrude into the circulation path throughout the school.
- The standing height fountain lacks a cane detectable barrier.
- The platform lift to the stage is not independently operable.
- Mats that are not securely attached to the floor.
- The area of refuge lacks the International Symbol of Accessibility.

Order of Magnitude Cost Estimates

- Renovate exterior routes: $3,365
- Parking lot renovations: $4,691
- Provide tables with knee clearance: $5,100
- Toilet room renovations: $14,941
- Classroom sink renovations: $4,836
- Playground renovations: $3,575
- Miscellaneous corrective actions (emergency exits, area of refuge, doors, etc.): $2,570

Total: $ 39,078*

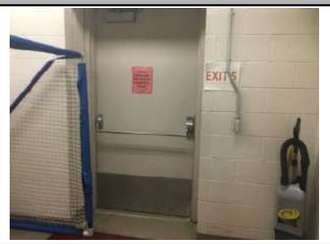
*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Universal Design and Best Practice Recommendations

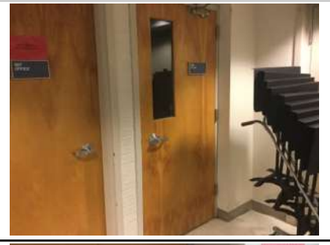
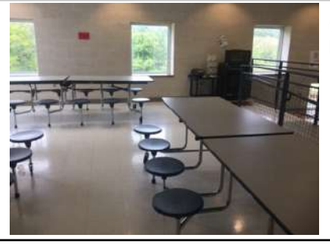
- Recommend providing handrails on both sides on the stairs in the courtyard and from the gym exit to the parking lot.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	To Garden from Main Entrance	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	9.5%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 30' asphalt path.)	1	
2	Garden	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided to the garden. (Cost based on 130' asphalt path.)	1	
		B. Curb Ramp										
3	Main Entrance	Ext.		Curb Ramp	Perpendicular		Running slope > 1:12 (8.33%)	12.6%	ADA 2010: 406.1	Reduce running slope at curb ramp to be no steeper than 1:12 (8.33%).	1	
		C. Off-Street Parking Lot or Garage										
4	Parking Near 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 Access aisle not provided Sign not provided	2 2 0 - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6	Provide one van accessible space. Provide a marked access aisle that is at least 96" wide. Provide a sign with the bottom of the sign 60" min.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	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 Access aisle does not adjoin an accessible route Running or cross slope at access aisle > 1:48 (2.08%)	111 3 0 39" - 5.6%	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3.1 ADA 2010: 502.3 ADA 2010: 502.4	Provide one additional car accessible space and one van accessible space. Provide two marked access aisles at least 60" wide. Ensure the access aisle adjoins an accessible route. Reduce running or cross slope to be no steeper than 1:48 (2.08%).	1	
		F. Emergency Exit										
6	Stair 3	1		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	ADA 2010: 206.2.4 ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
7	Exit 8	1	Gymnasium	Emergency Exit	N/A		International Symbol of Acc. not provided Threshold > 3/4" high	- 1.5"	ADA 2010: 703.7.2 ADA 2010: 404.2.5	Provide the International Symbol of Accessibility. Alter threshold to be 3/4" high max.	1	
8	Exit Near Kitchen	1		Emergency Exit	N/A		Door requires > 5 lbs. of force to open	30 lb.	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.	1	
		B. Access to Goods and Services										
		A. Means of Egress										
9	Stair 2	1		Means of Egress	N/A		Posted instructions not provided ISA symbol not provided at area of refuge sign	- -	ADA 2010: 216.4.2 ADA 2010: 703.7.2	Ensure that posted instruction on the use of the area are provided. Add the International Symbol of Accessibility (ISA) at the sign indicating the area of refuge.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
10	Exit 5; Exit Near Kitchen; Exit Near Art Room	S1 1 2		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors leading to enclosed stairways. Mount signs between 48”- 60” above finish floor located on the latch side of the door.	3	
		B. Interior Access Route										
11	Grade 5 Classroom	1	136	Interior Access Route	Interior		Route < 36" wide	21"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
12	Gymnasium	1		Interior Access Route	Interior		Obstructed by protruding objects	54"	ADA 2010: 307	Relocate telephone.	1	
13	Quiet Room in Nurse's Office	2	207	Interior Access Route	Interior		Route < 36" wide	28"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
14	Quiet Room in Rise Room 2	2	269	Interior Access Route	Interior		Route < 36" wide	29"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	

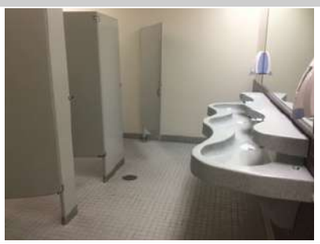
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
			C. Doors, Doorways, & Gates									
15	Gymnasium	1		Doors, Doorways, & Gates	Other		If double-leaf doors, neither compliant Mat not securely attached	28" -	ADA 2010: 404.2.2 ADA 2010: 302.2	Ensure that at least one of the active leaves is at least 32" min. wide. Ensure mat is securely attached.	1	
16	Graded 5 Classroom and throughout	1	136	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove trash can to maintain the maneuvering clearance at the door.	1	
17	Music Room	1	120	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove furniture to maintain the maneuvering clearance at the door.	1	
18	Grade 5	1	136	Doors, Doorways, & Gates	Classroom		Mat not securely attached	-	ADA 2010: 302.2	Ensure mat is securely attached.	1	
19	Music Room	1	120	Doors, Doorways, & Gates	Classroom		Mat not securely attached	-	ADA 2010: 302.2	Ensure mat is securely attached.	1	

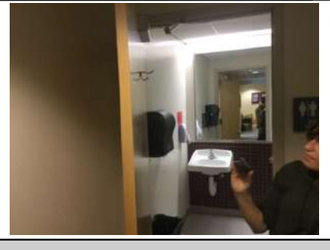
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
20	Learning Center	1	135	Doors, Doorways, & Gates	Classroom		Mat not securely attached	-	ADA 2010: 302.2	Ensure mat is securely attached.	1	
		F. Platform Lift or LULA Elevator										
21	To Stage	1	106	Platform Lift or LULA Elevator	Interior		Not independently operable	-	ADA 2010: 410.1	Adjust controls to be independently operable.	1	
		H. Signage										
22	To Stage	1	106	Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
23	Music Room	1	120	Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
		M. Dining or Work Surfaces										
24	Cafeteria	1		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided Knee clearance not provided	- 22.25"	ADA 2010: 226.1 ADA 2010: 902.2	Ensure that at least one dining surface is accessible. Provide at least 1 dining surface with 27" min. knee and toe clearance.	1	

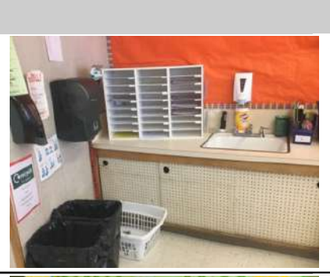
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
25	Learning Center	1	135	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 20" 22"	ADA 2010: 226.1 ADA 2010: 902.2 ADA 2010: 902.3	Ensure that at least one work surface is accessible. Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
26	Rise Room	2	267	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- - 22.5"	ADA 2010: 226.1 ADA 2010: 902.2 ADA 2010: 902.3	Ensure that at least one work surface is accessible. Provide at least one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
27	Special Education Room	2	243	Dining or Work Surfaces	Work Surface		Knee clearance not provided	20"	ADA 2010: 902.2	Provide one work surface with 27" min. knee and toe clearance.	1	
28	Nurse's Office	2	207	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 25.5"	ADA 2010: 902.2 ADA 2010: 902.3	Provide one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
29	Principal's Office	2	212	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 26"	ADA 2010: 902.2 ADA 2010: 902.3	Provide one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
30	Psychology Office	2	204	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 27"	ADA 2010: 902.2 ADA 2010: 902.3	Provide one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
31	Vice Principal's Office	2	201	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 27"	ADA 2010: 902.2 ADA 2010: 902.3	Provide one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
32	Special Education Room	2	243	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	23" 25"	ADA 2010: 902.2 ADA 2010: 902.3	Provide one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
33	Rise Room	2	267	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 25"	ADA 2010: 902.2 ADA 2010: 902.3	Adjust at least one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
34	Rise Room 2	2	269	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 19"	ADA 2010: 902.2 ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
35	Kindergarten Classroom	2	274	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 20"	ADA 2010: 902.2 ADA 2010: 902.3	Adjust at least one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
36	Grade 1 Classroom	2	266	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 22"	ADA 2010: 902.2 ADA 2010: 902.3	Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
37	English 1 on 1 Area	2	233	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 24"	ADA 2010: 902.2 ADA 2010: 902.3	Provide one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
38	Maker Space	2	230	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 26"	ADA 2010: 902.2 ADA 2010: 902.3	Provide one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
39	Library	2		Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 25"	ADA 2010: 902.2 ADA 2010: 902.3	Adjust one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
40	Conference Room Near Library	2		Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 27"	ADA 2010: 902.2 ADA 2010: 902.3	Provide one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
41	Speech Room	2	217	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 23"	ADA 2010: 902.2 ADA 2010: 902.3	Provide one work surface with 27" min. knee and toe clearance. Provide at least one dining or work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
42	Speech Room 2	2	216	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	- 24"	ADA 2010: 902.2 ADA 2010: 902.3	Provide one work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	
	C. Toilet & Bathing Rooms											
	A. Overall Access											
43	Toilet Room in Rise Room	2	267A	Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	
	B. Lavatory											
44	Girl's Toilet Room and Boy's Toilet Room	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	42"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finish floor.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
45	Boy's Toilet Room and Girl's Toilet Room	1	129, 128	Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	42"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finish floor.	2	
46	Girl's Toilet Room and Boy's Toilet Room	2	251 250	Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	42"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finish floor.	2	
		C. Single-User Toilet										
47	Toilet Room in Nurse's Office	2	205	Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	ADA 2010: 604.3	Relocate shelving unit to maintain the 60" min. clear space at the toilet.	1	
48	Accessible Toilet Room in Main Office	2	210	Single-User Toilet	N/A		Coat hook > 48"	69"	ADA 2010: 603.4	Lower coat hook so that it is no higher than 48".	1	
		D. Toilet Compartment										
49	Boy's Toilet Room and Girl's Toilet Room	1	129, 128	Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	ADA 2010: 604.8.1.2	Repair hinge.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
50	Girl's Toilet Room and Boy's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Rear grab bar < 36" long Rear grab bar < 24" from toilet centerline	- 24" 12"	ADA 2010: 604.8.1.2 ADA 2010: 604.5.2 ADA 2010: 604.5.2	Repair hinge. Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Relocate rear grab bar to extend 24" from the centerline of the toilet.	2	
51	Girl's Toilet Room and Boy's Toilet Room	2	251 250	Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long Rear grab bar < 24" from toilet centerline	24" 12"	ADA 2010: 604.5.2 ADA 2010: 604.5.2	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Relocate rear grab bar to extend 24" from the centerline of the toilet.	2	
	E. Additional Access											
	B. Sink											
52	Grade 5 Classroom	1	136	Sink	Classroom		Toe and knee clearances not provided	-	ADA 2010: 606.2	Ensure there is a 27" knee clearance positioned for a forward approach.	1	
53	Learning Center	1	135	Sink	Classroom		Toe and knee clearances not provided	-	ADA 2010: 606.2	Ensure there is a 27" knee clearance positioned for a forward approach.	1	
54	Nurses office	2	207	Sink	Other		Toe and knee clearances not provided	-	ADA 2010: 606.2	Remove trash can to maintain the knee and toe clearance at the sink.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
55	Rise Room	2	267	Sink	Classroom		Toe and knee clearances not provided	-	ADA 2010: 606.2	Ensure there is a 27" knee clearance positioned for a forward approach.	1	
56	Rise Room 2	2	269	Sink	Classroom		Toe and knee clearances not provided	-	ADA 2010: 606.2	Ensure there is a 27" knee clearance positioned for a forward approach.	1	
57	OT/PT Room	2	236	Sink	Classroom		Toe and knee clearances not provided Non-compliant faucets Mirror above lavatory w/reflective surface > 40"	- - 	ADA 2010: 606.2 ADA 2010: 606.4 ADA 2010: 603.3	Ensure there is a 27" knee clearance positioned for a forward approach. Install faucets that do not require tight grasping, pinching, or twisting of the wrist. Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	
F. Play and Sport Areas												
B. Play Areas												
58	Playground on North Side	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Not connected to an accessible route	- -	ADA 2010: 206.2.17.1 ADA 2010: 206.2.17.1	Ensure an accessible route is provided to one of each type of ground level play component. Provide an accessible route to play areas. (Cost based on 200' asphalt path from parking lot to play elements.)	1	
59	Playground on West Side	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Not connected to an accessible route	- 22.7%	ADA 2010: 206.2.17.1 ADA 2010: 206.2.17.1	Ensure an accessible route is provided to one of each type of ground level play component. Provide an accessible route to play areas. (Cost based on 30' asphalt path.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
60	Playground on West Side	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route to play areas. (Cost based on 15' asphalt path.)	1	
61	Playground on South Side	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route to play areas. (Cost based on 30' asphalt path.)	1	
	Z. Best Practice											
		Handrails										
62	Courtyard	Ext.		Handrails	N/A		N/A		N/A	Recommend providing handrails on both side of the stairs.	1	
63	Gymnasium Exit to Parking Lot	Ext.		Handrails	N/A		N/A		N/A	Recommend providing extensions at the top and bottom of stairs.	2	
		Mat										
64	Stair 3	1		Mat	N/A		N/A	-	N/A	Recommend securing mats to ground securely	1	

Ridgefield Alternative High School



Town of Ridgefield

ADA Transition Plan

December 2018

Institute for Human Centered Design

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Ridgefield Alternative High School

Background

Ridgefield Alternative High School is located at 25 Gilbert Street, in Ridgefield, Connecticut. According to online sources, the school presently serves about a dozen high school students.

The Alternative High School is a one-story building with a teaching area that includes a section that is lowered 6”, a kitchen, and two multi-user toilet rooms. There is a main entrance on the south side of the building, a single door exit to a step on the northeast side of the building, and double egress doors on the north side of the building that exit to a patio and staircase.

Key Accessibility Issues

Toilet Rooms

Both the men’s and women’s multi-user toilet rooms have main entry doors that are narrower (22”) than the minimum allowed, lack an accessible toilet compartment and lavatory, and have dispensers that protrude into the circulation path.

Kitchen

The kitchen sink is too high (36”) and lacks knee and toe clearance.

Interior Accessible Route

There is no accessible route to the lowered teaching area.

Order of Magnitude Cost Estimates

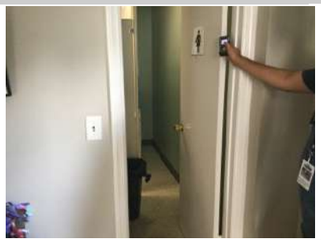
- Renovate multi-user toilet rooms: $13,348
- Renovate kitchen sink, relocate dispenser: $2,300
- Provide an accessible route to the lowered teaching area: $1,200
- Miscellaneous corrective actions (exterior access route, accessible door hardware, egress signs, etc.): $1,969

Total: $18,817*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Ridgefield Alternative High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
A. Approach and Entrance												
A. Exterior Access Route												
1	Main Entrance	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	8.5%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on adding concrete to 20' long 3' wide concrete path to correct cross slope.)	1	
E. Entrance												
2	Main Entrance	Ext.		Entrance	Main Entrance		Threshold > 3/4" high	2.5"	ADA 2010: 404.2.5	Alter threshold to be 3/4" high max.	1	
B. Access to Goods and Services												
A. Means of Egress												
3	Main Exit	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finish floor located on the latch side of the door.	1	
B. Interior Access Route												
4	Common Teaching Area	1		Interior Access Route	N/A		Accessible route not provided	-	ADA 2010: 206.2.4	Relocate furniture to provide 36" min. wide circulation path.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	Common Teaching Area	1		Interior Access Route	N/A		Accessible route not provided	6"	ADA 2010: 206.2.4	Provide an accessible route. (Cost based on 6' wood ramp with a maximum running slope of 1:20 (5.00%).)	1	
		C. Doors, Doorways, & Gates										
6	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	22"	ADA 2010: 404.2.3	Widen the door so that there is 32" min. clear width.	1	
7	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	22"	ADA 2010: 404.2.3	Widen the door so that there is 32" min. clear width.	1	
8	Double Door Emergency Exit	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate the furniture so maneuvering clearance in front of door is not obstructed.	1	
9	Kitchen	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	17" -	ADA 2010: 404.2.4 ADA 2010: 309	Relocate table to provide 24" min. latch side maneuvering clearance at door. 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	Remediation Citations	Recommendations	Quantity	
		E. Stairways										
10	Patio Outside Double Door Exit	Ext.		Stairways	Exterior		Handrails not provided	-	ADA 2010: 504.6	Provide handrail on both sides. (Cost based on two 6' metal railings at $37 a foot.)	1	
		K. Operable Parts										
11	Common Area	1		Operable Parts	N/A		Clear floor space is not provided Clear floor space not provided	-	ADA 2010: 309.2	Provide a 30" min. by 48" min. clear floor space by relocating cabinets and desks in front of white board.	1	
12	Kitchen	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	56"	ADA 2010: 308	Relocate paper towel dispenser so that controls are between 15"- 48" above finish floor.	1	
		M. Dining or Work Surfaces										
13	Patio Outside Double Door Exit	Ext.		Dining or Work Surfaces	Work Surface		Knee clearance not provided	-	ADA 2010: 902.2	Provide at least 1 picnic table dining surface with 27" min. knee and toe clearance.	1	
14	Kitchen	1		Dining or Work Surfaces	Dining Surface		Top of dining and work surfaces < 28" or > 34" Top of dining or work surfaces < 28" or > 34"	27.75"	ADA 2010: 902.3	Adjust one dining surface so top is between 28"- 34" above the floor and there is 27" clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		U. Kitchens and Kitchenettes										
15	Kitchen	1		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at sink Sink > 34" height Countertop > 34" height	- 36" 36"	ADA 2010: 804	Provide a sink with knee and toe clearance positioned for a forward approach. Lower sink to be no higher than 34" positioned for a forward approach. Lower countertop to provide a work surface no higher than 34" positioned for a forward approach.	1	
		C. Toilet & Bathing Rooms										
		A. Overall Access										
16	Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide one accessible wheelchair compartment or add an accessible single-user toilet room.	1	
17	Men's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide one accessible wheelchair compartment or add an accessible single-user toilet room.	1	
		B. Lavatory										
18	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Lavatory rim or counter > 34"	- 36"	ADA 2010: 606.2 ADA 2010: 606.3	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Provide at least one lavatory with the rim no higher than 34".	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
19	Men's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Lavatory rim or counter > 34"	- 36"	ADA 2010: 606.2 ADA 2010: 606.3	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Provide at least one lavatory with the rim no higher than 34".	1	
		F. Dispensers										
20	Men's Toilet Room	1		Dispensers	N/A		Dispensers acts as a protruding object	10"	ADA 2010: 307.2	Relocate paper towel dispenser out of the circulation path.	1	
21	Women's Toilet Room	1		Dispensers	N/A		Dispensers acts as a protruding object	10"	ADA 2010: 307.2	Relocate dispenser out of the circulation path.	1	

Ridgefield High School



Town of Ridgefield

ADA Transition Plan

October 2018

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Background

Ridgefield High School, located at 700 North Salem Road, is a four-year public high school with about 1,800 students in grades 9 through 12. The school offers a diverse range of instruction including numerous subjects in the humanities, arts and sciences, including multiple Advance Placement (AP) courses. A full range of athletic offerings are available as well.

The High School has three stories, two elevators and four (4) sets of egress stairs, with areas of refuge located in the stairwells.

Outside of the High School there are both student and faculty parking areas, a bus drop-off area, a garden, a basketball court, tennis courts and a walkway down to the Tiger Hollow Sports Complex.

The first floor contains the Student Center, Health Office, Robotics Room, Music Room, Library, Gym, Auxiliary Gym and Fitness Center, Boy's and Girl's Locker Rooms, a Low Light Room, a Special Education room, an Auditorium with a stage, a Black Box Theater, the Main Office, a Cafeteria and Counseling Offices. The second floor has classrooms for English, World Languages, and Social Studies, Art including a Drawing, Photography and Ceramics Studio, and Family and Consumer Science rooms including a Culinary Studio. The third floor has a Braille Room, classrooms for Chemistry, Earth Science, Math, Business, Health, and Biology, including lab rooms for the hard sciences.

Key Accessibility Issues

Exterior Access Routes

Walkways and sidewalks have excessive cross slopes of up to 8.1%, running slopes of up to 13%, excessive changes in level of up to 2", or surfaces that are not stable, firm and slip resistant; some crosswalks are missing detectible warnings on one side. Exterior staircases and a ramp to the tennis courts lack handrails or handrail extensions, and there is no ramp to the elevated basketball court.

Parking

Parking issues in the student parking lot include lack of two van accessible parking spaces, signs that are missing or are too low (54"), and two car accessible parking spaces that have access aisles that are too narrow (33") and do not connect to an accessible route.

Doors

Three toilet room doors on the third floor lack necessary maneuvering clearance, as do doors at numerous classrooms due to the placement of furniture, trash receptacles or other classroom materials.

Work Surfaces and Sinks

Classrooms have work surfaces that lack necessary knee clearance, including some work surfaces in laboratories. Sinks in classrooms, the Health Office, the Culinary Studio, the Ceramics Studio and in science labs also lack knee clearance, have exposed plumbing, or have clear floor space that is obstructed by stored objects.

Auditorium

Lack of vertically dispersed accessible seating (10 accessible seats are required) in the auditorium, and lack of an assistive listening system.

Emergency Showers and Eyewash Stations

Emergency showers in the science labs have controls that are too high, and many lab showers and eyewash stations lack clear floor space necessary for a forward approach.

Toilet Rooms and Showers

Multi-user toilet rooms in the boy's and girl's locker rooms lack an accessible toilet compartment. There are also toilet rooms with missing or noncompliant grab bars (Health Office, first floor boy's multi-user toilet room toilet compartment, second and third floor single-user toilet rooms), lack of accessible faucet hardware at the accessible lavatory (first floor girls multi-user toilet room) lack of required audible and visible fire alarm (boy's first floor multi-user toilet room), and the girl's locker room lacks an accessible shower.

Order of Magnitude Cost Estimates

- Provide an accessible toilet room in the Health Office, accessible toilet compartments in the Boy's and Girl's locker rooms, and correct other issues with toilet rooms: $28,593
- Provide an accessible shower in the girl's locker room: $1,387
- Provide two van accessible parking spaces, and correct the issues with signs and access aisles: $5,100
- Correct issues with exterior walkways and stairs, ramp to tennis courts, and provide a curb ramp and ramp to the elevated basketball court: $25,817
- Provide work surfaces (14) with sufficient knee clearance in classrooms and science labs (2), and dining surfaces (8) in the cafeteria: $5,280
- Miscellaneous corrective actions (signs, picnic tables, accessible auditorium seating etc.): $7,565

Total: $73,742*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Universal Design Recommendations

- Recommend the purchase of an accessible potter's wheel for the ceramics studio. (See details in the survey catalog.)

Ridgefield High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Walkway from Stairs to Sports Fields	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	4.1%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	
2	Walkway to Sports Fields	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	6%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 60' asphalt path.)	1	
3	Walkway to Sports Fields	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Level changes > 1/4"	8.1% Exterior	ADA 2010: 403.3 ADA 2010: 403.4	Reduce cross slope to be no steeper than 1:48 (2.08%). Alter change in level to be 1/4" high max. (Cost based on 3' asphalt path.)	1	
4	Walkway to Sports Fields	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	13%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on adding 3'x3' asphalt patch to reduce slope.)	1	
5	Walkway Near Service Entrance in Front Parking Lot	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	Sidewalk	ADA 2010: 403.4	Alter change in level to be 1/4" high max. (Cost based on 3'x3' asphalt patch.)	1	

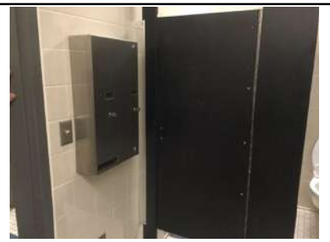
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Walkway Along Eastern Entrance	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max. (Cost based on 3'x3' asphalt patch.)	1	
7	Stairs to Sports Fields	Ext.		Exterior Access Route	Walkway		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Provide an accessible route. (Cost based on 36" wide concrete route)	1	
8	Walkway to Sports Fields	Ext.		Exterior Access Route	Walkway		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface. (Cost based on 90' asphalt path.)	1	
9	Walkway Near Tiger Hollow Sports Fields	Ext.		Exterior Access Route	Sidewalk		Not maintained in operable working condition	-	ADA 2010: 402.1	Repair broken pavers to ensure the accessible route is maintained in operable working condition. (Cost based on 3'x3' concrete patch.)	1	
	B. Curb Ramp											
10	Crosswalk from School to Tiger Hollow Sports Fields	Ext.		Curb Ramp	Perpendicular		Transition from curb ramp to street not flush Detectable warning not provided	2" -	ADA 2010: 406.2 ADA 2010: 705.1	Ensure transition from curb ramp to street is flush or free of changes in level. Provide a detectable warning on the curb ramp.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
11	Crosswalk to North Entrance	Ext.		Curb Ramp	Perpendicular		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	1	
12	Crosswalk Towards Tennis Courts	Ext.		Curb Ramp	Perpendicular		Detectable warning not provided		ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	2	
	C. Off-Street Parking Lot or Garage											
13	Student 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 < 60" above finished grade	336 6 0 53"	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.6	Provide two van accessible parking spaces with access aisles and signs with the International Symbol of Accessibility and a sign with the words 'Van Accessible' Locate all signs (new and existing) with the bottom of the signs 60" min. above the ground.	2	
14	Student Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 60" wide at car/van space Sign not provided	Visitor -	ADA 2010: 502.3.1 ADA 2010: 502.6	Provide two (2) marked access aisles that are at least 60" wide. Provide two (2) signs with the International Symbol of Accessibility with the bottom of the sign 60" min. above the ground.	2	
15	Student Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle does not adjoin an accessible route	-	ADA 2010: 502.3	Provide a curb ramp at each access aisle.	2	

Ridgefield High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		E. Entrance										
16	Garden Entrance	Ext.		Entrance	Gate		Entrance not on an accessible route	-	ADA 2010: 206.4.1	Provide an accessible route to the garden entrance. (Cost for a new 36" wide 6' concrete route.)	1	
	B. Access to Goods and Services											
		A. Means of Egress										
17	Auditorium Stage Exit	1		Means of Egress	N/A		Tactile exit sign not provided	-	ADA 2010: 216.4	Ensure tactile exit signs are provided at exit doors. Mount signs between 48”- 60” above finish floor located on the latch side of the door.	1	
18	Area of Refuge C Wing	3	Stairway	Means of Egress	N/A		Floor level designation not provided Posted instructions not provided	- -	ADA 2010: 216.2 ADA 2010: 216.4.2	Provide a sign on the interior of the stairway enclosure indicating the floor level. Ensure that posted instruction on the use of the area are provided.	2	
19	Area of Refuge Stairway 13	3	G Wing	Means of Egress	N/A		Floor level designation not provided Posted instructions not provided	- -	ADA 2010: 216.2 ADA 2010: 216.4.2	Provide a sign on the interior of the stairway enclosure indicating the floor level. Ensure that posted instruction on the use of the area are provided.	2	
20	Area of Refuge Stairway 10	3	G wing	Means of Egress	N/A		Floor level designation not provided Posted instructions not provided	- -	ADA 2010: 216.2 ADA 2010: 216.4.2	Provide a sign on the interior of the stairway enclosure indicating the floor level. Ensure that posted instruction on the use of the area are provided.	2	

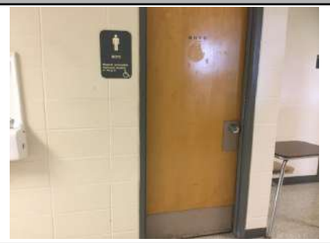
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	B. Interior Access Route											
22	Photography Studio	2	G220	Interior Access Route	Interior		Route < 36" wide	30"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
23	Science Work Room	3	F303	Interior Access Route	N/A		Route < 36" wide. Route < 36" wide	26"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
24	Science Work Room	3	F303	Interior Access Route	Interior		Route < 36" wide. Route < 36" wide	31"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
25	Women's Toilet Room	3	F Wing	Interior Access Route	N/A		Obstructed by protruding objects	9.5"	ADA 2010: 307	Relocate paper towel dispenser above trash can to act as a cane detectable warning.	1	
26	Men's Toilet Room	3	F Wing	Interior Access Route	N/A		Obstructed by protruding objects	9.5"	ADA 2010: 307	Relocate paper towel dispenser above trash can to act as a cane detectable warning.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
27	Accessible Toilet Room	3		Interior Access Route	N/A		Obstructed by protruding objects	9.5"	ADA 2010: 307	Relocate dispenser above trash can to act as a cane detectable warning.	1	
28	Classroom	3	A307	Interior Access Route	N/A		Obstructed by protruding objects	48"	ADA 2010: 307	Relocate hand sanitizer dispenser out of the circulation path.	1	
29	A Wing	3		Interior Access Route	N/A		Obstructed by protruding objects	66.5"	ADA 2010: 307	Provide a cane detectable barrier.	1	
30	Girls Multi-User Toilet Room	2		Interior Access Route	Interior		Obstructed by protruding objects	5"	ADA 2010: 307	Provide a cane detectable barrier or relocate object out of the circulation path.	1	
21	Workout Room	1		Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Reconfigure room to ensure that at least one of each type of exercise machine is located on an accessible route.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
			C. Doors, Doorways, & Gates									
31	Work Room	3	G306	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove trash cans to maintain 24" min. maneuvering clearance beyond latch side of door.	1	
32	Women's and Men's Multi-User Toilet Rooms	3	F Wing	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	7.5"	ADA 2010: 404.2.4	Provide an automatic door opener.	2	
33	Braille Room	3	B325	Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	12"	ADA 2010: 404.2.4	Remove the cabinet to maintain 24" min. maneuvering clearance on the latch side of the door.	1	
34	Single-User Toilet Room	3		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	43.5"	ADA 2010: 404.2.4	Provide an automatic door opener at the door to the single-user toilet room.	1	
35	Exit Near Auditorium	1		Doors, Doorways, & Gates	Emergency Egress		Mat not securely attached	-	ADA 2010: 302.2	Install an ADA-compliant walk-off mat.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
36	Girl's Toilet Room	3		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
37	Girl's Toilet Room	3	A323	Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
38	Boy's Toilet Room	3		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	- -	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
39	Boy's Toilet Room	3	A323	Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	- -	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
40	Girls Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	

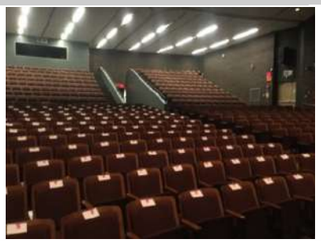
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
41	Theater Entrance	1	F110	Doors, Doorways, & Gates	Circulation		Door requires > 5 lbs. of force to open	30 lbs	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	
		D. Ramps										
42	Ramp to Tennis Courts			Ramps	Exterior		Handrails not provided		ADA 2010: 405.8	Provide handrails with 1 1/4"- 2" circular cross sections or 4"- 6 1/4" non-circular cross sections.	1	
		E. Stairways										
43	S10	1	G Wing	Stairways	Interior		Handrail < or > 1 1/2" from adjacent surface	-	ADA 2010: 505.5	Alter the handrail extensions so they are mounted 1 1/2" from adjacent surface.	1	
44	East side Raised Platform			Stairways	Exterior		Handrails not provided	-	ADA 2010: 504.6	Provide handrails on both sides.	2	
		H. Signage										
45	Single-User Toilet Room	3		Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
46	Boy's Toilet Room Near C315	3		Signage	Directional		Sign not located on the latch side of the door International Symbol of Acc. not compliant	- -	ADA 2010: 703.4.2 ADA 2010: 703.7.2	Locate sign at permanent rooms alongside the door on the latch side. Replace sign with a sign containing the International Symbol of Accessibility pictogram 6" tall min.	1	
47	Boy's Toilet Room	3	A323	Signage	Directional		Directional sign to access. bathroom not provided	-	ADA 2010: 216.8	Provide a sign indicating the location of the nearest accessible toilet room.	1	
	J. Service Counter											
48	Librarian's Desk	1		Service Counter	N/A		Counter > 36" high	44"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the finish floor.	1	
	K. Operable Parts											
50	Robotics Class	1		Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Provide a 30" min. by 48" min. clear floor space at Smart Board or relocate Smart Board.	1	
49	Classroom	3	F302	Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Provide a 30" min. by 48" min. clear floor space in front of white board.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
51	Low Light Work Room	1	G128	Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Move desk to provide a 30" min. by 48" min. clear floor space at white board.	1	
52	Ceramics Studio	2	G207	Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Move objects to provide a 30" min. by 48" min. clear floor space at white board.	1	
53	Science Lab	3	G307	Operable Parts	N/A	 	Clear floor space not provided Reach < 15" or > 48"(forward/side approach)	- 52.5"	ADA 2010: 309.2 ADA 2010: 308	Provide a 30" min. by 48" min. clear floor space at eyewash and shower. Relocate shower control so that controls are 48" max. above finish floor.	1	
54	Physics Lab	3	C308	Operable Parts	N/A		Clear floor space not provided Reach < 15" or > 48"(forward/side approach)	- 54"	ADA 2010: 309.2 ADA 2010: 308	Provide a 30" min. by 48" min. clear floor space at eyewash and shower. Relocate shower control so it is 48" max. above the finish floor.	1	
55	Science Lab	3	G307	Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	70"	ADA 2010: 308	Usable but not compliant.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
56	Classroom	3	G311	Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	74"	ADA 2010: 308	Relocate papers so that they are between 15"- 48" above finish floor.	1	
57	Research Lab	3	G330	Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	53"	ADA 2010: 308	Relocate shower control so it is 48" max. above finish floor.	1	
58	Science Lab	3	C307	Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	54"	ADA 2010: 308	Relocate shower control so it is 48" max. above finish floor.	1	
M. Dining or Work Surfaces												
59	Science Lab	3	G307	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that at least 5% of work surfaces are accessible.	2	
60	Classroom	3	G311	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that at least 5% of work surfaces are accessible.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
61	Science Lab	3	C307	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that at least 5% of work surfaces are accessible.	2	
62	Classroom	3	A307	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that at least 5% of work surfaces are accessible.	2	
63	Cafeteria	1		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure a sufficient number of accessible dinning surfaces (recommend 8 or 5% max.) (Based on cost for one accessible table.)	1	
64	Math Room	2	C222	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that at least 5% of work surfaces are accessible.	2	
65	Classroom	3	F302	Dining or Work Surfaces	Work Surface		Knee clearance not provided	6.5"	ADA 2010: 902.2	Relocate panel under desk to provide 8 inches deep minimum knee clearance at 27 inches above the finish floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
66	Braille Room	3	B325	Dining or Work Surfaces	Work Surface		Knee clearance not provided	26"	ADA 2010: 902.2	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	
67	Low Light Work Room	1	G128	Dining or Work Surfaces	Work Surface		Knee clearance not provided	22"	ADA 2010: 902.2	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	
68	Robotics Class	1		Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining and work surfaces < 28" or > 34"	24" 25.5"	ADA 2010: 902.2	Provide at least one work surface with the top between 28"- 34" above the floor and 27" clear height underneath.	1	
	N. Assembly Area											
69	Auditorium	1		Assembly Area	N/A		Number of seats Number of designated wheelchair spaces Minimum # wheelchair spaces not provided	990 0 -	ADA 2010: 221.2.1 ADA 2010: 221.2.1 ADA 2010: 221.2.1	Provide the required number of accessible wheelchair spaces (10 min.) Disperse accessible seats vertically.	10	
	O. Locker Room											
70	G Hallway	3		Locker Room	N/A		5% Accessible not provided	-	ADA 2010: 222.1	Provide at least one accessible locker (min. 5% of all lockers in each area are accessible) .	1	

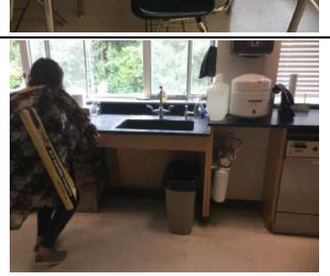
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
71	Boy's and Girl's Locker Room			Locker Room	N/A		Back support not provide at bench	-	ADA 2010: 903.4	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer.	2	
		P. Laboratory										
72	Science Lab	3	G307	Laboratory	N/A		At least one (or 5%) acc. work surface not provided	-	ADA 2010: 226.1	Alter so that 5% of work surfaces (at least one) are 28"- 34" above the floor with 27" min. knee and toe clearance positioned for a forward approach.	1	
73	Physics Lab	3	C308	Laboratory	N/A		At least one (or 5%) acc. work surface not provided	24"	ADA 2010: 226.1	Alter so that 5% of work surfaces (at least one) are 28"- 34" above the floor with knee and toe clearance positioned for a forward approach.	1	
		S. Picnic Tables										
74	Pavilion on Northeast Side			Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces At least 5% accessible spaces not provided	20 0 -	ADA 2010: 226.1	Ensure that at least 5% (minimum one) of dining surfaces are accessible.	1	
75	Student Center Patio			Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces At least 5% accessible spaces not provided	20 0 -	ADA 2010: 226.1	Ensure that at least 5% (minimum one) of dining surfaces are accessible.	1	

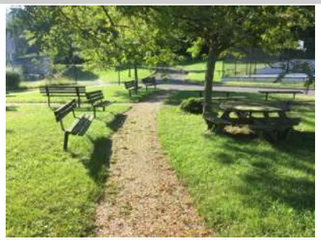
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	U. Kitchens and Kitchenettes											
76	Special Education Room	1	G127	Kitchens and Kitchenettes	Classrooms		Knee/toe clearance not provided at sink	25"	ADA 2010: 804	Remove storage at sink to provide knee and toe clearance positioned for a forward approach.	1	
77	Health Office Sink	1		Kitchens and Kitchenettes	Other		Knee/toe clearance not provided at sink	-	ADA 2010: 804	Remove base cabinets to provide knee clearance and add additional bracing.	1	
78	Drawing Studio	2	G221	Kitchens and Kitchenettes	Classrooms		Knee/toe clearance not provided at sink	-	ADA 2010: 804	Remove cardboard underneath sink.	1	
79	Culinary Studio	2	G227	Kitchens and Kitchenettes	Classrooms		Knee/toe clearance not provided at sink Plumbing underneath is exposed	- -	ADA 2010: 804 ADA 2010: 804.4	Provide a sink with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact.	1	
80	Photography Studio	2	G220	Kitchens and Kitchenettes	Classrooms		Sink > 34" high Knee/toe clearance not provided at sink	- 37"	ADA 2010: 804 ADA 2010: 606.3	Provide a sink with knee and toe clearance positioned for a forward approach. Lower sink to be no higher than 34" positioned for a forward approach.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
81	Auditorium Training Room	1		Kitchens and Kitchenettes	Other		Plumbing underneath is exposed	-	ADA 2010: 804.4	Insulate or otherwise configure pipes to prevent contact.	1	
82	Ceramics Studio	2	G207	Kitchens and Kitchenettes	Classrooms		Plumbing underneath is exposed Clear floor space not provided at all appliances	- -	ADA 2010: 804.4 ADA 2010: 804.6.1	Insulate or otherwise configure pipes to prevent contact. Move obstructions at sink	1	
83	Special Education Room Kitchen	1	G127	Kitchens and Kitchenettes	Other		Clear floor space at refrigerator not provided	33"	ADA 2010: 804.6.6	Relocate table to provide a 30" x 48" clear floor space that is centered on the refrigerator.	1	
84	Culinary Studio	2	G227	Kitchens and Kitchenettes	Classrooms		Accessible storage not provided	56"	ADA 2010: 804.5	Ensure that at least 50% of storage is accessible.	1	
	C. Toilet & Bathing Rooms											
	A. Overall Access											
85	Health Office Single-User Toilet Room	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or compartments not provided Audible and visible alarms not provided	- - -	ADA 2010: 603.2.1 ADA 2010: 213.3.1 ADA 2010: 215	Add an accessible single-user toilet room.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
86	Girl's Multi-User Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	provide one accessible wheelchair compartment.	1	
87	Boy's Locker Room Multi-User Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide one accessible wheelchair compartment.	1	
88	Boy's Multi-User Toilet Room A-Wing	3	A323	Overall Access	Toilet Room		Sign to accessible toilet not provided	-	ADA 2010: 216.8	Provide a directional sign indicating the location of the nearest accessible toilet room.	1	
89	Auditorium Women's Toilet Room	1		Overall Access	Toilet Room		Sign to accessible toilet not provided	-	ADA 2010: 216.8	Provide a directional sign at men's and women's auditorium toilet rooms indicating the location of the nearest accessible toilet room.	2	
90	Boy's Multi-User Toilet Room	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	ADA 2010: 215	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	Remediation Citations	Recommendations	Quantity	
		B. Lavatory										
91	Girl's Multi-User Toilet Room	1		Lavatory	N/A		Faucet is not operable with a closed fist Exposed plumbing underneath lavatory	- -	ADA 2010: 606.4 ADA 2010: 606.5	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	
		D. Toilet Compartment										
92	Single-User Toilet Room	2		Toilet Compartment	Accessible Compartment		Grab bars not provided	-	ADA 2010: 604.5	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	
93	Single-User Toilet Room	3		Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long	24"	ADA 2010: 604.5.2	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	
94	Boy's Multi-User Toilet Room Compartment	1		Toilet Compartment	Accessible Compartment		Rear grab bar < 36" long	24"	ADA 2010: 604.5.2	Provide a rear wall grab bar that is 36" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	
95	Girl's Multi-User Toilet Room Ambulatory Compartment	1		Toilet Compartment	Ambulatory Compartment		Coat hook > 48"		ADA 2010: 603.4	Lower coat hook so that it is no higher than 48".	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		G. Shower Compartment										
96	Shower Compartments in Girl's Locker Room	1		Shower Compartment	Transfer Type		Accessible shower not provided		ADA 2010: 213.2	Provide at least one accessible transfer shower.	1	
		E. Additional Access										
		B. Sink										
97	Science Lab	3	G307	Sink	Lab		Clear floor space not provided at sink	-	ADA 2010: 606.2	Provide a 30" by 48" min. clear floor space positioned for a forward approach.	1	
98	Research Lab	3	G330	Sink	Lab		Toe and knee clearances not provided	6.5"	ADA 2010: 606.2	Relocate panel under desk to provide 8 inches deep minimum knee clearance at 27 inches above the finish floor.	1	
99	Physics Lab	3	C308	Sink	Lab		Exposed plumbing underneath sink	-	ADA 2010: 606.5	Insulate or otherwise configure pipes at sink.	1	
		F. Play and Sport Areas										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	D. Court											
100	Basketball courts near parking			Court	Basketball		Court is not connected to an accessible route	-	ADA 2010: 206.2.12	Provide a curb ramp. Provide a ramp, running parrallell to the basketball court, to the edge of the basketball court. (Based on the cost for a curb ramp and a new 30' concrete straight ramp)	1	
	Z. Best Practice											
	Bench											
101	Benches Near Garden	Ext.		Bench	N/A		N/A	-	N/A	Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. (Cost for a 3'x3' concrete patch.)	2	
102	Benches Near Northern Emergency Exits			Bench	N/A		N/A	-	N/A	Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. (Cost for a 3'x3' concrete patch.)	1	
103	Benches Along East Side Entrance	Ext.		Bench	N/A		N/A	-	N/A	Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. (Cost for a 3'x3' concrete patch.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
				Potter's Wheel								
104	Ceramics studio	2	G207	Potter's Wheel			Accessible potter's wheel not provided		N/A	Best Practice: Recommend the purchase of an accessible potters wheel for use in the Ceramics Studio. (One option, at a cost of $2,639, is the Brent "Rehabilitation Wheel" http://www.bigceramicstore.com/amaco-rehab-wheel.html)	1	

Scotland Elementary School



Town of Ridgefield

ADA Transition Plan

December 2018

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114

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Scotland Elementary School

Background

Scotland Elementary School, located at 111 Barlow Mountain Rd., has students from Kindergarten to Grade 5. The building is one story and has ten (10) emergency exits. There is a courtyard in the center of the school, a playground and garden on the east side of the school, additional playground area on the south side of the school, and paved basketball, foursquare, and hopscotch areas. The main entrance is on the north side of the school; parking is located across from the main entrance.

Locations inside the building include the Art Room, Main Office, Nurse's Office, Cafeteria, Stage, Maker Space, Music Room, OT/PT Room, Library, Speech and Language Room, Gym, Psychologist Office, and Atrium.

Key Accessibility Issues

Exterior Routes

Accessibility issues include lack of an accessible route to the garden, baseball field and picnic tables in the courtyard, the crosswalk in the parking lot has an excessive running slope (9.2%) and change in level (1"), and there is deteriorated pavement on the route between the basketball court and the school.

Parking

Accessibility issues include a lack of one van and one car accessible space, and the existing accessible spaces lack identification signage.

Interior Routes

In many rooms the minimum 36" required at the accessible route is not maintained because of location of furniture and storage. Throughout the school, objects like paper towel dispensers, hand sanitizer dispensers, and the AED device protrude into the circulation path, and there is no accessible route to the stage in the Cafeteria.

Doors

Accessibility issues include recessed doors that lack the minimum required maneuvering clearance, and door hardware that requires tight grasping, pinching, or twisting of the wrist.

Toilet Rooms

Accessibility issues include the Nurse's Office, Kindergarten Classroom, and OT/PT Room which all lack an accessible single-user toilet room. Other toilet rooms throughout the school have entry doors that are too narrow, lack audible and visible alarms, have exposed plumbing at lavatories, and mirrors that are mounted more than 40" above the finish floor. There is also a transfer shower compartment in the OT/PT room with an entry threshold that is too high (6.5"), shower controls that are too high (54") and that lacks a shower seat and grab bars.

Signage

Accessibility issues include signs throughout the school that lack raised characters and/or braille, and signs not located on the latch side of doors.

Dining and Work Surfaces

Accessibility issues include dining and work surfaces that lack the required knee and toe clearance for children.

Sinks

Sinks in classrooms lack toe and knee clearance. In some cases, dispensers are located out of reach range.

Playgrounds

Playgrounds lack surfaces that are firm, stable and slip resistant, lack an accessible route to play elements, and have transfer systems that are not accessible because of their dimensions or height.

Additional Accessibility Issues

- Drinking fountains are not provided for standing users.
- Mats are not securely attached to the floor.

Order of Magnitude Cost Estimates

- Renovate playgrounds (poured in place rubber, route to Gaga ball pit, etc.) $65,803
- Toilet room renovations (provide four (4) single-user toilet rooms in main office, nurse's office, classroom 104 and OP/PT room, provide alarms, insulate pipes, lower mirrors, etc.): $52,962
- Provide an accessible route to the cafeteria stage (interior lift) $10,830
- Renovate transfer shower: $4,916
- Renovate exterior routes (crosswalk, curb ramp, path to garden, etc.): $4,265
- Provide one (1) additional car and (1) van accessible parking space and four identification signs: $2,850
- Provide accessible dining tables and work surfaces with knee and toe clearance: $4,850
- Renovate classroom sinks (lower sinks, provide knee and toe clearance, etc.): $5,997
- Provide designation and directional signage at doors: $1,972
- Provide automatic door openers (8) and widen doors (2): $15,390
- Provide ramp to risers in music room: $1,207
- Drinking four (4) drinking fountains for standing users and lower one (1) drinking fountain: $9,164
- Miscellaneous corrective actions (relocate dispensers, AEDs, etc.): $858

Total: $181,064*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Universal Design Recommendations

- Recommend additional quiet space for students.
- Recommend mounting sign over drinking fountain between 48" and 60" maximum above finished floor.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Garden	Ext.		Exterior Access Route	Exterior		Route < 36" wide Surface not stable, firm, and slip-resistant	35" -	ADA 2010: 403.5.1 ADA 2010: 403.2	Ensure that a clear width of 36" min. is maintained at the accessible route. Repair surface. (Cost based on 40 feet of asphalt.)	1	
2	Garden	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	10.2%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on adding 30'x3' of asphalt to correct slope.)	1	
3	Crosswalk Landing	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Level changes > 1/4"	9.2% Exterior	ADA 2010: 403.2 ADA 2010: 403.4	Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max.	1	
4	Basketball Court	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions. (Cost based on a 3'x3' asphalt patch.)	1	
5	Route to Basketball Court	Ext.		Exterior Access Route	Walkway		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions. (Cost based on a 3'x3' asphalt patch.)	1	

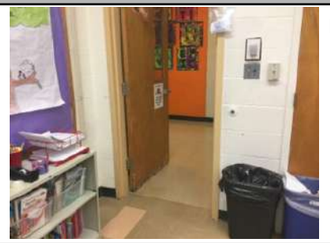
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Baseball Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on a 60'x3' asphalt route.)	1	
7	Playground	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 3,300 square feet of interlocking rubber flooring at $17/square foot.)	1	
8	Tables Near Courtyard	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 30'x3' asphalt path.)	1	
		B. Curb Ramp										
9	Crosswalk to Accessible Spaces	Ext.		Curb Ramp	N/A		Running slope > 1:12 (8.33%)	9.7%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%).	1	
		C. Off-Street Parking Lot or Garage										
10	Accessible 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 not provided	98 2 0 -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.6	Provide two additional accessible spaces, including one van accessible space. Provide four signs with the bottom of the signs 60" min. above the ground. Include a sign with the words "Van Accessible" at the van accessible space.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		E. Entrance										
11	Main Office to Nurse's Office	1		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	-	ADA 2010: 216.6	Provide a directional sign indicating the location of the nearest accessible entrance.	1	
		B. Access to Goods and Services										
		B. Interior Access Route										
12	Art Room	1		Interior Access Route	Interior		Route < 36" wide	21"	ADA 2010: 403.5.1	Relocate furniture to ensure that a clear width of 36" min. is maintained at the circulation route.	1	
13	Classroom	1	125	Interior Access Route	Interior		Route < 36" wide	18"	ADA 2010: 403.5.1	Relocate furniture to ensure that a clear width of 36" min. is maintained at the circulation route.	1	
14	Girl's Toilet Room Near Cafeteria	1		Interior Access Route	Interior		Route < 36" wide	-	ADA 2010: 403.5.1	Relocate trash bin to ensure that a clear width of 36" min. is maintained at the accessible route.	1	
15	Boy's Toilet Room	1		Interior Access Route	Interior		Obstructed by protruding objects	9"	ADA 2010: 307	Relocate paper towel dispenser out of circulation path.	1	

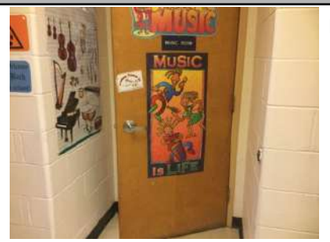
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
16	Cafeteria	1		Interior Access Route	Interior		Obstructed by protruding objects	9"	ADA 2010: 307	Relocate paper towel dispenser out of circulation path.	1	
17	Maker Space	1		Interior Access Route	Interior		Obstructed by protruding objects	7"	ADA 2010: 307	Relocate AED out of circulation path or reposition AED so base is 27" max. above the finish floor.	1	
18	Music Room	1		Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Relocate furniture to provide an accessible route to the piano.	1	
19	Classroom	1	112	Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Relocate furniture to provide an accessible route to white board.	1	
20	Art Room	1		Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Relocate furniture to provide accessible circulation route.	1	

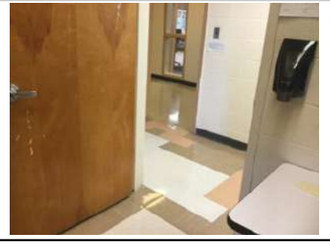
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
21	Music Room	1		Interior Access Route	Interior		Accessible route not provided	6"	ADA 2010: 206.2.4	Provide an accessible route to the first step landing. (Cost based on a 36" wide 6' long ramp with a 8.33% max. running slope.)	1	
22	Music Room	1		Interior Access Route	Interior		Accessible route not provided	-	ADA 2010: 206.2.4	Relocate at least one computer to an accessible location.	1	
	C. Doors, Doorways, & Gates											
23	Girl's Toilet Room	1	112	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	28.75"	ADA 2010: 404.2.3	Widen the door so that there is 32" min. clear width.	1	
24	OT/PT Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	21.5"	ADA 2010: 404.2.3	Widen the door so that there is 32" min. clear width.	1	
25	Principal's Office	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	13"	ADA 2010: 404.2.4	Remove the obstruction.	1	

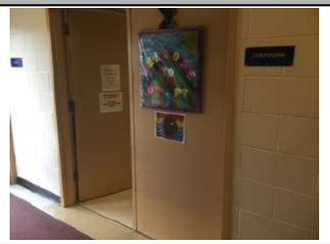
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
26	Nurse's Office	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	11"	ADA 2010: 404.2.4	Relocate furniture to provide 30" by 48" clear floor space.	1	
27	Library	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	0"	ADA 2010: 404.2.4	Relocate furniture in order to provide proper maneuvering space at door.	1	
28	Music Room	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	13"	ADA 2010: 404.2.4	Relocate shelf to provide maneuvering clearance.	1	
29	Classroom	1	112	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate trash can to provide 6" min. maneuvering clearance at door on the latch side.	1	
30	Classroom	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate furniture to ensure maneuvering clearance is provided.	1	

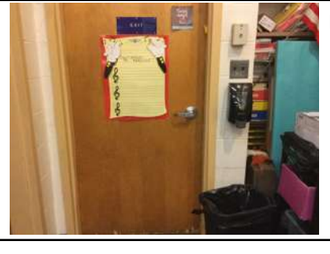
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
31	Specialists	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate the trash bins.	1	
32	Maker Space	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	17"	ADA 2010: 404.2.4.3	Relocate AED to provide maneuvering clearance at recessed door.	1	
33	Classroom	1	106	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	8.5"	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
34	Classroom	1	112	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	-	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
35	Classroom	1	113	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	-	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
36	Classroom	1	117	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	-	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
37	Classroom	1	118	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	-	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
38	Art Room	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	-	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
39	Classroom	1	125	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	-	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
40	Classroom	1	124	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	-	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	

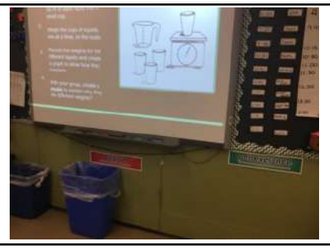
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
41	Music Room	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	-	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
42	Drinking Fountain	1	Near 105	Doors, Doorways, & Gates	Circulation		Mat not securely attached	-	ADA 2010: 302.2	Secure mat.	1	
43	Classroom	1		Doors, Doorways, & Gates	Classroom		Mat not securely attached	-	ADA 2010: 302.2	Secure mat.	1	
44	Speech and Language Classroom	1		Doors, Doorways, & Gates	Classroom		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
45	Principal's Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	ADA 2010: 309	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	Remediation Citations	Recommendations	Quantity	
46	Gym	1		Doors, Doorways, & Gates	Emergency Egress		Clear floor space at opener not provided	-	ADA 2010: 404.3.2	Relocate gym equipment to provide a 30" min. x 48" min. clear floor space at emergency exit.	1	
		D. Ramps										
47	Bridge Entrance	Ext.		Ramps	Exterior		Handrails < 34" or > 38" above ramp surface	32.75"	ADA 2010: 505.4	Alter so the handrails are 34"- 38" high above the floor.	1	
		E. Stairways										
48	Exterior Staircase	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing.	1	
49	Exit to Stairs	Ext.		Stairways	Exterior		Risers > 7" high	9"	ADA 2010: 504.2	Repair to this stairway might be technically infeasible.	1	
		H. Signage										
50	Psychologist Office	1		Signage	Designation		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
51	Custodian but Actually OT/PT	1		Signage	Designation		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	
52	Speech and Language Classroom	1		Signage	Designation		Raised characters not provided Braille not provided	- -	ADA 2010: 703.2 ADA 2010: 703.3	Provide text with raised characters.. Provide braille.	1	
53	Music Room	1		Signage	Designation		Raised characters not provided Braille not provided	- -	ADA 2010: 703.2 ADA 2010: 703.3	Provide text with raised characters. Provide braille.	1	
54	Principal's Office	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters. Provide braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
55	Classroom	1	112	Signage	Designation		Raised characters < 48" or > 60 " above ground Braille not provided	61" -	ADA 2010: 703.4.1 ADA 2010: 703.3	Mount signs so that the baseline of the lowest tactile character is 48” min. above finish floor and the baseline of the highest tactile character is 60” max. above finish floor. Provide raised characters and braille.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
56	Girl's Toilet Room	1	112	Signage	Designation		Raised characters < 48" or > 60 " above ground Braille not provided Sign not located on the latch side of the door Directional sign to access. bathroom not provided	- - - -	ADA 2010: 703.4.1 ADA 2010: 703.3 ADA 2010: 703.4.2 ADA 2010: 216.8	Provide a sign indicating the location of the nearest accessible toilet room with the baseline of the lowest tactile character is 48” min. above finish floor and the baseline of the highest tactile character is 60” max. above finish floor along the latch side of the door. Ensure sign has raised characters and braille.	1	
57	Main Office	1		Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Provide braille.	1	
58	Right of Stage	1		Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Provide braille.	1	
59	Accessible Toilet Room	1		Signage	Designation		Braille not provided Sign not located on the latch side of the door	- -	ADA 2010: 703.3 ADA 2010: 703.4.2	Provide braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
60	Music Room	1		Signage	Designation		Braille not provided Sign not located on the latch side of the door	- -	ADA 2010: 703.3 ADA 2010: 703.4.2	Provide braille. Locate sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
61	Boy's Toilet Room	1		Signage	Designation		Braille not provided Sign not located on the latch side of the door	- -	ADA 2010: 703.3 ADA 2010: 703.4.2	Provide braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
62	Art Room	1		Signage	Designation		Braille not provided Sign not located on the latch side of the door	- -	ADA 2010: 703.3 ADA 2010: 703.4.2	Provide braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
63	Classroom	1	104	Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
64	Main Entrance	1		Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign alongside the door on the latch side.	1	
65	Library	1		Signage	Designation		Sign not located on the latch side of the door Braille not provided	- -	ADA 2010: 703.3 ADA 2010: 703.4.2	Provide braille. Locate sign at permanent rooms alongside the door on the latch side.	1	

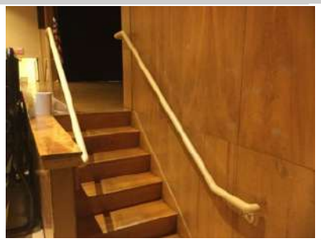
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
66	Main Office Toilet Room	1		Signage	Directional		Directional sign to access. bathroom not provided	-	ADA 2010: 216.8	Provide a sign indicating the location of the nearest accessible toilet room.	1	
		K. Operable Parts										
67	Classroom	1	124	Operable Parts	N/A		Clear floor space not provided	25.75"	ADA 2010: 309.2	Relocate furniture to provide a 30" min. by 48" min. clear floor space at white board.	1	
		L. Children's Reach Ranges										
68	Art Room	1		Children's Reach Ranges	N/A		30" X 48" clear floor space not provided	-	ADA 2010: 309.2	Relocate furniture to provide a 30" min. by 48" min. clear floor space at white board.	1	
69	Classroom	1	125	Children's Reach Ranges	N/A		30" X 48" clear floor space not provided	-	ADA 2010: 309.2	Relocate bins to provide a 30" X 48" clear floor space.	1	
70	Classroom	1		Children's Reach Ranges	N/A		30" X 48" clear floor space not provided	-	ADA 2010: 309.2	Relocate trash bin to provide a 30" min. by 48" min. clear floor space.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
71	Classroom	1	124	Children's Reach Ranges	N/A		30" X 48" clear floor space not provided	-	ADA 2010: 309.2	Relocate at least one coat hook to an area with 30" X 48" clear floor space and is between 16" and 44" off the ground.	1	
72	Classroom	1	106	Children's Reach Ranges	N/A		30" X 48" clear floor space not provided Reach < 16" or > 44" (Ages 9 - 12)	- 51.5"	ADA 2010: 309.2 ADA 2010: 308	Relocate at least one coat hook to an area with 30" X 48" clear floor space and is between 16" and 44" off the ground.	1	
73	Art Room	1		Children's Reach Ranges	N/A		Reach < 18" or > 40" (Ages 5 - 8)	43"	ADA 2010: 308	Relocate sink so the faucet is between 18" and 40" above finish floor.	1	
	M. Dining or Work Surfaces											
74	Maker Space	1		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that at least one work surface adjusted with the top of the table between 26" and 30".	1	
75	Classroom	1	113	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	21.25"	ADA 2010: 226.1	Adjust at least one work surface with top between 26"- 30" above the floor and 24" min. clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
76	Classroom	1	113	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Adjust at least one work surface with top between 26"- 30" above the floor and 24" min. clear height underneath.	1	
77	Classroom	1	121	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	29"	ADA 2010: 226.1	Adjust at least one work surface with top between 26"- 30" above the floor and 24" min. clear height underneath.	1	
78	Classroom	1	121	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	24"	ADA 2010: 226.1	Adjust at least one work surface with top between 26"- 30" above the floor and 24" min. clear height underneath.	1	
79	Cafeteria	1		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that at least one dining surface is accessible.	1	
80	Basketball Court	Ext.		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided Knee clearance not provided	- 8"	ADA 2010: 226.1 ADA 2010: 902.2	Provide at least 1 dining surface with 27" min. knee and toe clearance.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
81	Play Area Picnic Table	Ext.		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided Knee clearance not provided	- - -	ADA 2010: 226.1 ADA 2010: 902.2	Ensure that at least one dining or work surface is accessible. Provide at least 1 dining or work surface with 27" min. knee and toe clearance. (Cost based on 1 accessible picnic table in this area on an accessible route crated with a 6'x36" wide accessible path.)	1	
82	Garden	Ext.		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided Top of dining or work surfaces < 28" or > 34"	- 31"	ADA 2010: 226.1 ADA 2010: 902.3	Provide at least one dining or work surface with the top between 28"- 34" above the floor and 27" min. clear height underneath.	1	
83	Atrium	1		Dining or Work Surfaces	Work Surface		Knee clearance not provided	23.25	ADA 2010: 902.2	Adjust at least one work surface with top between 26"- 30" above the floor and 24" min. clear height underneath.	1	
84	Classroom	1	113	Dining or Work Surfaces	Work Surface		Knee clearance not provided Top of dining or work surfaces < 28" or > 34"	20" 27"	ADA 2010: 902.2 ADA 2010: 902.3	Adjust at least one work surface with top between 26"- 30" above the floor and 24" min. clear height underneath.	1	
85	Speech and Language Classroom	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	24"	ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
86	Meeting Room	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	27.75"	ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
87	Classroom	1	104	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	20.5"	ADA 2010: 902.3	Provide at least one work surface with tops between 26"- 30" above the floor and 24" clear height underneath.	1	
88	Classroom	1	106	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	23.5"	ADA 2010: 902.3	Adjust at least one work surface with top between 26"- 30" above the floor and 24" clear height underneath.	1	
89	Classroom	1	106	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	21.5"	ADA 2010: 902.3	Adjust at least one work surface with tops between 26"- 30" above the floor and 24" clear height underneath.	1	
90	Classroom	1	112	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	25.5"	ADA 2010: 902.3	Adjust at least one dining or work surface with tops between 26"- 30" above the floor and 24" clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
91	Classroom	1	113	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"		ADA 2010: 902.3	Adjust at least one work surface with top between 26"- 30" above the floor and 24" min. clear height underneath.	1	
92	Classroom	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	22"	ADA 2010: 902.3	Adjust at least one work surface with top between 26"- 30" above the floor and 24" min. clear height underneath.	1	
		N. Assembly Area										
93	Cafeteria	1		Assembly Area	N/A		Accessible route to stage not provided	-	ADA 2010: 206.2.6	Provide an accessible route to the stage. (Cost for an interior lift.)	1	
		Q. Libraries										
94	Library	1		Libraries	N/A		5% of tables are not accessible	23.25"	ADA 2010: 226.1	Provide at least 1 accessible work surface.	1	
95	Library	1		Libraries	N/A		5% of computer stations are not accessible	22"	ADA 2010: 226.1	Provide at least 1 accessible computer station.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		T. Benches										
96	Bench	Ext.		Benches	N/A		No accessible route to 20% of benches Shoulder alignment not provided at bench	- -	o values defined>	Provide an accessible route to 20% of benches in this area. (Cost based on 30' asphalt path and 3x3 foot asphalt patch next to bench.)	1	
		C. Toilet & Bathing Rooms										
		A. Overall Access										
97	Main Office Toilet Room and Nurse's Office Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Add an accessible single-user toilet room.	2	
98	Classroom Toilet Room	1	104	Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	- -	ADA 2010: 213.3.1	Add an accessible single-user toilet room.	1	
99	OT/PT Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	- -	ADA 2010: 213.3.1	Add an accessible single-user toilet room.	1	
100	Toilet Room Near Library and Main Office	1		Overall Access	Toilet Room		Sign to accessible toilet not provided	-	ADA 2010: 216.8	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	

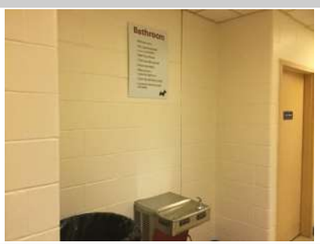
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
101	Toilet Room Near Library and Main Office	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	ADA 2010: 215	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
102	Girl's Toilet Room	1	112	Overall Access	Toilet Room		Audible and visible alarms not provided	-	ADA 2010: 215	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
	B. Lavatory											
103	Accessible Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	- 54"	ADA 2010: 606.5 ADA 2010: 603.3	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 finish floor.	1	
104	Girl's Toilet Room	1	112	Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	- 51"	ADA 2010: 606.5 ADA 2010: 603.3	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 finish floor.	1	
105	Toilet Room Near Library and Main Office	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	50"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
106	Girl's Toilet Room Near Cafeteria	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	58.5"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	
		C. Single-User Toilet										
107	Accessible Toilet Room	1		Single-User Toilet	N/A		Centerline < 16" or > 18" Clearance at toilet < 60" clear width	22" -	ADA 2010: 604.2 ADA 2010: 604.3	Relocate toilet so that the centerline is 16"-18" from the side wall. Relocate trash can and furniture to provide clear floor space at toilet.	1	
108	OT/PT Toilet Room	1		Single-User Toilet	N/A		Emergency call system/alarm pull switch not provided.	-	N/A	Provide an emergency call system or an alarm pull switch.	1	
		E. Urinal										
109	Boy's Toilet Room	1		Urinal	N/A		Flush control too high or not properly located	49	ADA 2010: 605.4	Mount flush control at 44" max. above the finish floor.	1	
110	Toilet Room Near Library and Main Office	1		Urinal	N/A		Flush control too high or not properly located	48.75"	ADA 2010: 605.4	Mount flush control at 44" max. above the finish floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		F. Dispensers										
111	Girl's Toilet Room	1	112	Dispensers	N/A		Dispensers acts as a protruding object	9.5"	ADA 2010: 307.2	Relocate paper towel dispenser out of the circulation path.	1	
		G. Shower Compartment										
112	Shower in OT/PT Room	1		Shower Compartment	Transfer Type		Shower not on an accessible route Grab bars not provided Seat not provided (transfer compartment) Controls height < 38" or > 48" Accessible shower not provided	6.5" - - 54" -	ADA 2010: 206.2.4 ADA 2010: 608.3 ADA 2010: 608.4 ADA 2010: 608.5 ADA 2010: 213.2	Locate the accessible shower on an accessible route. Provide compliant grab bars. Provide a folding or non-folding seat. Relocate controls at 48" max. above the finish floor. Provide at least one accessible shower. (Cost based on a complaint transfer shower.)	1	
		D. Toilet Rooms for Children										
		C. Lavatory										
113	Toilet Room Near Library and Main Office	1		Lavatory	N/A		Exposed plumbing underneath	-	ADA 2010: 606.5	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
114	Boy's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath	-	ADA 2010: 606.5	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
115	Boy's Toilet Room Near Cafe	1		Lavatory	N/A		Exposed plumbing underneath	-	ADA 2010: 606.5	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
116	Girl's Toilet Room Near Cafeteria	1		Lavatory	N/A		Exposed plumbing underneath	-	ADA 2010: 606.5	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	
	E. Additional Access											
	A. Drinking Fountains											
117	Drinking Fountain	1	Near 105	Drinking Fountains	N/A		Spout < 38" or > 43" (standing users) No drinking fountain provided for standing users	30" -	ADA 2010: 602.7 ADA 2010: 602.7	Relocate drinking fountain so that the spout is between 38"- 43" above the finish floor or ground. Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	
118	Drinking Fountain	1		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	ADA 2010: 602.7	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	
119	Drinking Fountain	1		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	ADA 2010: 602.7	Provide an additional drinking fountain for standing users.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
120	Gym Drinking Fountain	1		Drinking Fountains	N/A		No drinking fountain provided for standing users	-	ADA 2010: 602.7	Provide an additional drinking fountain for standing users.	1	
		B. Sink										
121	Nurse's Office	1		Sink	Other		Clear floor space not provided at sink Rim or counter > 34"	- 36"	ADA 2010: 606.2 ADA 2010: 606.2	Relocate furniture to provide a 30" by 48" clear floor space positioned for a forward approach. Relocate sink with the front of the rim or counter no higher than 34".	1	
122	Music Room	1		Sink	Classroom		Clear floor space not provided at sink Rim or counter > 34" Dispenser not within reach range	- 36" 47"	ADA 2010: 606.2 ADA 2010: 606.2 ADA 2010: 308	Relocate supplies to provide a 30" by 48" clear floor space positioned for a forward approach. Relocate sink with the front of the rim or counter no higher than 34". Relocate soap dispenser 48" max. above the finish floor or ground.	1	
123	Classroom	1	124	Sink	Classroom		Toe and knee clearances not provided Non-compliant faucets	- -	ADA 2010: 606.2 ADA 2010: 606.4	Ensure there is a 24" knee clearance positioned for a forward approach. Install faucets that do not require tight grasping, pinching, or twisting of the wrist.	1	
		E. Fire Alarms										
124	Classroom	1	112	Fire Alarms	Classroom		No visible fire alarm provided within room	-	ADA 2010: 702	When fire system is updated, ensure that a visible fire alarm is installed in each room.	1	
		F. Play and Sport Areas										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	B. Play Areas											
125	Play Area	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components	-	ADA 2010: 206.2.17.1	Ensure an accessible route is provided to one of each type of ground level play component. (Cost based on 1,200 square feet of poured in place rubber at $14/square foot.)	1	
126	GaGa Pit	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components	-	ADA 2010: 206.2.17.1	Ensure an accessible route is provided to one of each type of ground level play component. (Cost based on a 3' wide 30' long asphalt path and a 36" wide wooden ramp to the entry point with a 8.33% max. running slope.)	1	
127	Play Structure	Ext.		Play Areas	N/A		No compliant transfer system	20"	ADA 2010: 1008.3	Reposition transfer platform to between 11" min. and 18" max. aff.	1	
128	Play Structure	Ext.		Play Areas	N/A		No compliant transfer system	8.5"	ADA 2010: 1008.3	Reposition transfer system to between 11" min. and 18" max. above the ground.	1	
	Z. Best Practice											
129	Outside Girl's Toilet Room	1					N/A		o values defined>	Recommend mounting sign between 48" minimum and 60" maximum above finished floor	1	

Scotland Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
130	Atrium	1					N/A		o values defined>	Recommend providing additional quiet space for students. (Scotland Elementary School staff told IHCD that additional quiet space is needed.)	1	

Scotts Ridge Middle School



Town of Ridgefield

ADA Transition Plan

December 2018

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114

www.IHCDesign.org • info@IHCDesign.org

617-695-1225 voice/tty

Scotts Ridge Middle School

Background

The Scotts Ridge Middle School is located at 750 North Salem Road. The facility is made of two (2) buildings connected by two (2) sky bridges suspended over the access road between them. The southernmost building is the main entrance to the school, and contains the main office, conference rooms, the cafeteria, the psychologist's office, the auditorium, the library/media center, the gymnasium, and the news room. The northernmost building is the main learning center of the school, and houses all the classrooms and science labs.

Both buildings are three (3) stories, and are both serviced by stairs and elevators. Due to the unusual landscape of the property, the exits in the building are somewhat scattered. Beyond the main entrance in the southern building, there are exits from the cafeteria, the gymnasium, as well as all ground-level classrooms in the northern building, all of which are accessible exits. Parking for the building is serviced by a lot in the southern side of the school in an area divided between Scotts Ridge and the Ridgefield High School.

Key Accessibility Issues

Exterior Routes

Accessibility issues include excessive running slope at the curb ramps.

Interior Routes

In many classrooms and hallways, the minimum 36" required at the accessible route is not maintained because of the arrangement of furniture. Also, many areas have protruding objects, such as paper towel dispensers and hand sanitizer dispensers, which intrude into the circulation path.

Doors

Accessibility issues include lack of the required maneuvering clearance at classroom doorways due to trash cans, bookshelves, or other clutter on the latch side of the door. Additionally, the hallway doors near classroom # 350 exceed the maximum opening force to open.

Ramps and Stairs

Accessibility issues include handrails which are mounted too low at many ramps. Furthermore, some ramps have clutter which reduces the minimum width and other ramps lack a compliant 60"x60" landing at turning spaces and endings. Emergency egress stairs have clutter in the doorway, making them impassable.

Toilet Rooms

Toilet rooms throughout the building have lavatories that lack insulation on exposed pipes. Further issues include grab bars that are shorter than the minimum allowed and soap and paper towel dispensers not being within reach range.

Signage

Accessibility issues include designation signs that lack braille throughout the building. Some toilet rooms also lack the required International Symbol of Accessibility, and areas of refuge inside the stairwells also lack the International Symbol of Accessibility.

Dining and Work Surfaces

Many of the work surfaces within the school lack the required knee and toe clearance for children.

Sinks

Accessibility issues include a lack of knee and toe clearance at sinks in the science labs.

Additional Accessibility Issues

- Walk-off mats within the facility that are not securely attached to the floor.
- Drinking fountains for standing users lack cane detection.

- Minor issues regarding the misplacement of some clutter and equipment into accessible seating areas.

Order of Magnitude Cost Estimates

- Renovate exterior routes: $2,450
- Renovations to access aisles in parking lot: $1,050
- Ramp renovations (including new landings): $3,990
- Toilet room renovations: $3,949
- Provide accessible work surfaces in classrooms (with knee and toe clearance): $1,050
- Renovate science lab sinks to provide knee clearance: $1,336
- Miscellaneous corrective actions (protruding objects, drinking fountains, lockers etc.): $11,312

Total: $25,137

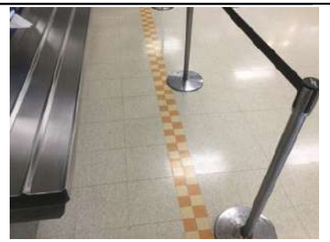
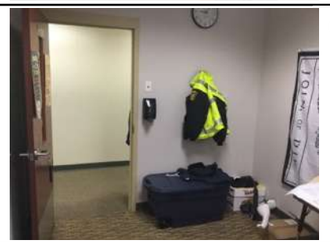
*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

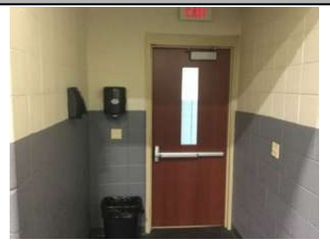
Best Practice and Universal Design Recommendations

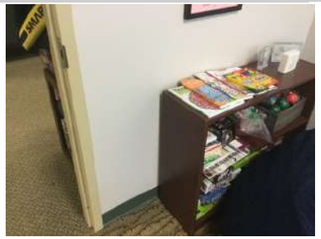
- Recommend reducing the intensity of the polish on floors near large windows to reduce glare and potential disorientation.

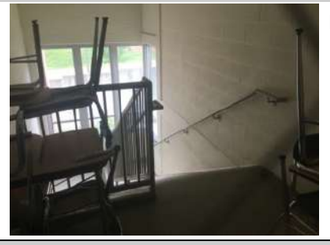
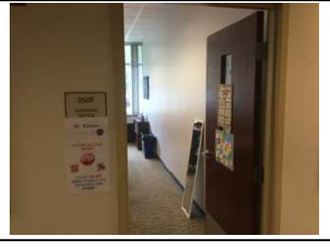
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
	B. Curb Ramp											
1	Main Entrance	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%)	10.6%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%).	1	
2	Main Entrance	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%)	9.5%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%).	1	
	C. Off-Street Parking Lot or Garage											
3	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 < 60" wide at car/van space	106 7 1 36"	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3.1	Provide a marked access aisle that is at least 60" wide.	3	
4	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 60" wide at car/van space	36"	ADA 2010: 502.3.1	Provide a marked access aisle that is at least 60" wide.	3	
5	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 96" wide at van space Sign < 60" above finished grade	91" 55"	ADA 2010: 502.2 ADA 2010: 502.6	Provide a marked access aisle that is at least 96" wide. Locate sign with the bottom of the sign 60" above the ground.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		E. Entrance										
6	Main Entrance	3	317	Entrance	Main Entrance		Door requires > 5 lbs. of force to open	20lbs.	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force.	1	
		F. Emergency Exit										
7	Loading Dock Exit	3		Emergency Exit	N/A		Directional sign to accessible emergency exit not provided	-	ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	
8	Exit Near Gym	3		Emergency Exit	N/A		Door requires > 5 lbs. of force to open	17lbs.	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force.	1	
		B. Access to Goods and Services										
		A. Means of Egress										
9	Stair #1	3		Means of Egress	N/A		Floor level designation not provided	- -	ADA 2010: 216.2	Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	

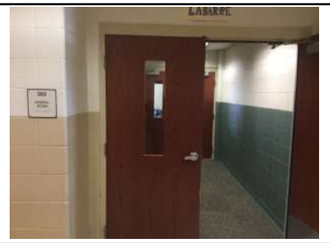
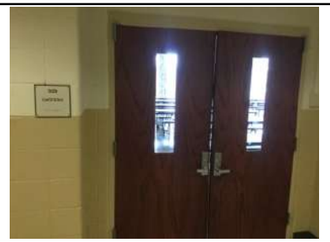
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
10	Area of Refuge	3		Means of Egress	N/A		ISA symbol not provided at area of refuge sign	-	ADA 2010: 703.7.2	Add the International Symbol of Accessibility (ISA) at the sign indicating the area of refuge.	1	
		B. Interior Access Route										
11	News Room	3	351	Interior Access Route	Interior		Route < 36" wide	26"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
12	Kitchen	3	329	Interior Access Route	Interior		Route < 36" wide	29"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
13	Police Office	3	350P	Interior Access Route	Interior		Obstructed by protruding objects	5.5"	ADA 2010: 307	Relocate hand sanitizer so it is out of the circulation path.	1	
14	Cafeteria	3	329	Interior Access Route	N/A		Obstructed by protruding objects	10"	ADA 2010: 307	Relocate paper towel dispenser out of the circulation path.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
15	Project Adventure Room	3	331	Interior Access Route	Interior		Obstructed by protruding objects	10"	ADA 2010: 307	Relocate paper towel and hand sanitizer dispensers to maintain the maneuvering clear floor space at the door.	2	
16	Nurse's Office Exam Room	3	350J	Interior Access Route	Interior		Obstructed by protruding objects Reach < 15" or > 48"(forward/side approach)	6"	ADA 2010: 307 ADA 2010: 308	Relocate EpiPen so controls are between 48" max. above finish floor.	1	
17	News Room	3	351	Interior Access Route	Interior		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Securely attach mat.	1	
18	Classroom	3	317	Interior Access Route	Interior		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Securely attach mat.	1	
19	Classroom	33	351	Interior Access Route	Interior		Obstructed by protruding objects	5"	ADA 2010: 307	Relocate fire extinguisher out of the circulation path.	1	

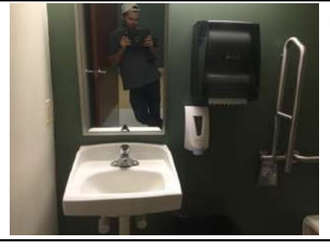
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	C. Doors, Doorways, & Gates											
20	Guidance Office	3	350F	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	17"	ADA 2010: 404.2.4	Remove the bookshelf.	1	
21	Classroom	3	351	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	12"	ADA 2010: 404.2.4	Relocate counter to maintain the maneuvering clearance at the door.	1	
22	Science Lab	3	304	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Remove the bookshelf to maintain the maneuvering clearance at the door.	1	
23	Conference Room	3	350E	Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance not provided at recess > 8”	28.5"	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
24	Hallway Near 350	3		Doors, Doorways, & Gates	Circulation		Door requires > 5 lbs. of force to open	24lbs.	ADA 2010: 404.2.9	Adjust closers so doors do not require more than 5 pounds of force to open.	1	

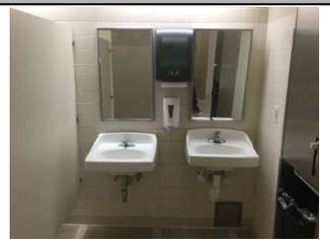
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		D. Ramps										
25	Large Group Instruction Room	3	318	Ramps	Interior		Handrails < 34" or > 38" above ramp surface Landing < 60" min. length Not maintained in operable working condition	32.5" 41" -	ADA 2010: 505.4 ADA 2010: 405.7.3 28 CFR Part 35.133	Alter so the handrails are 34"- 38" high above the floor. Alter so the landing is 60" long min. Ensure the ramp is maintained in operable working conditions. Providing a compliant ramp might be technically infeasible.	1	
26	Large Group Instruction Room	3	318	Ramps	Interior		Handrails < 34" or > 38" above ramp surface Not maintained in operable working condition	32.5" -	ADA 2010: 505.4 28 CFR Part 35.133	Alter so the handrails are 34"- 38" high above the floor. Ensure the ramp is maintained in operable working conditions.	1	
		E. Stairways										
27	Stair #1	3		Stairways	Interior		Not maintained in operable working condition	-	28 CFR Part 35.133	Ensure stairs are maintained in operable working condition.	1	
		H. Signage										
28	Classroom in Media Center	3	351	Signage	Designation		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	
29	Guidance Office	3	350F	Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Remove paper on braille.	1	

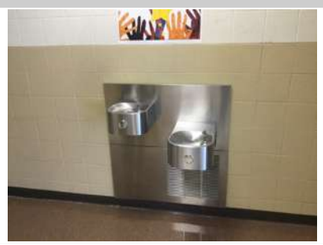
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
30	Psychologist Office	3	350N	Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Remove paper on braille.	1	
31	Police Office	3	350P	Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Remove paper on braille.	1	
32	Nurse's Office	3	350I	Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Remove paper on braille.	1	
33	Data Office	3	350Q	Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Remove paper on braille.	1	
34	Main Office	3	350	Signage	Designation		Sign not located on the latch side of the door	30"	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
35	Stage	3	358	Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
36	Orchestra Room	3	367	Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
37	Media Center	3	353	Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
38	Cafeteria	3	329	Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
39	Project Adventure Room	3	331	Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
40	Large Group Instruction Room	3	318	Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
41	Men's & Women's Toilet Rooms	3	367	Signage	Designation		International Symbol of Acc. not compliant	-	ADA 2010: 703.7.2	Replace sign with a sign containing the International Symbol of Accessibility.	2	
42	Men's Toilet Rooms & Women's Toilet Rooms Near Main Office	3		Signage	Designation		International Symbol of Acc. not compliant	-	ADA 2010: 703.7.2	Replace sign with a sign containing the International Symbol of Accessibility.	2	
K. Operable Parts												
43	Auditorium	3	356	Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Relocate cleaning equipment.	1	
44	Science Lab	3	304	Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Relocate trash can.	1	

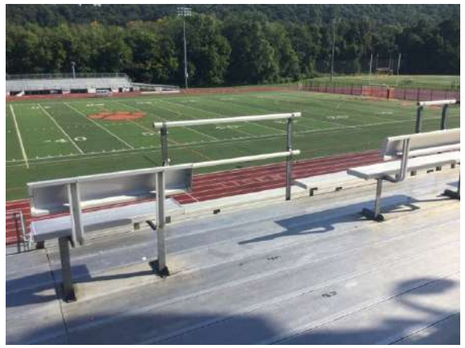
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
			M. Dining or Work Surfaces									
45	Science Lab	3	304	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	ADA 2010: 226.1	Ensure that at least one work surface is accessible.	1	
46	Guidance Office	3	350F	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	26.5"	ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
47	Science Lab	3	304	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	36.5"	ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
			C. Toilet & Bathing Rooms									
			B. Lavatory									
48	Men's Toilet Rooms & Women's Toilet Rooms	3	367	Lavatory	N/A		Lavatory rim or counter > 34" Dispensers not within reach range	35" 50"	ADA 2010: 606.3 ADA 2010: 308	Provide at least one lavatory with the rim no higher than 34". Relocate dispenser to 48" max. above the floor.	2	
49	Men's & Women's Toilet Rooms Near Main Office	3	Near 350	Lavatory	N/A		Lavatory rim or counter > 34" Dispensers not within reach range	35" 50"	ADA 2010: 606.3 ADA 2010: 308	Provide at least one lavatory with the rim no higher than 34". Relocate dispenser to 48" max. above the floor.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
50	Girl's & Boy's Locker Room Toilet Rooms	3		Lavatory	N/A		Dispensers not within reach range	54"	ADA 2010: 308	Relocate dispenser to 48" max. above the floor.	2	
51	Girl's & Boy's Toilet Rooms	3	316	Lavatory	351		Dispensers not within reach range	53.5"	ADA 2010: 308	Relocate paper towel dispenser to 48" max. above the floor.	2	
		C. Single-User Toilet										
52	Girl's & Boy's Locker Room Toilet Rooms	3		Single-User Toilet	N/A		Centerline < 16" or > 18" Rear grab bar < 24" from toilet centerline	19" 12"	ADA 2010: 604.2 ADA 2010: 604.5.2	Relocate toilet so that the centerline is 16"-18" from the side wall. Relocate rear grab bar to extend 24" min. from the centerline of the toilet.	2	
53	Men's Toilet Rooms & Women's Toilet Rooms	3	367	Single-User Toilet	N/A		Rear grab bar < 24" from toilet centerline	12.5"	ADA 2010: 604.5.2	Relocate rear grab bar to extend 24" min. from the centerline of the toilet.	2	
54	Men's & Women's Toilet Rooms Near Main Office	3	Near 350	Single-User Toilet	N/A		Rear grab bar < 24" from toilet centerline	12.5"	ADA 2010: 604.5.2	Relocate rear grab bar to extend 24" min. from the centerline of the toilet.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
55	Nurse's Office Toilet Room	3	350K	Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	ADA 2010: 604.3	Relocate trash can to maintain the maneuvering clearance at the toilet.	1	
56	Nurse's Office Toilet Room	3	350K	Single-User Toilet	N/A		Non-compliant toilet paper dispenser	-	ADA 2010: 604.7	Relocate toilet paper so that it is >15" and < 48" high and between 7" and 9" from the front of the toilet.	1	
		D. Toilet Compartment										
57	Girl's Toilet Room	3	316	Toilet Compartment	Accessible Compartment		Rear grab bar < 24" from toilet centerline	11.5"	ADA 2010: 604.5.2	Relocate rear grab bar to extend 24" from the centerline of the toilet.	1	
		E. Additional Access										
		A. Drinking Fountains										
58	Near Toilet Rooms	3	316	Drinking Fountains	N/A		Standing height fountain does not have cane protection	-	ADA 2010: 307.2	Provide a cane detectable barrier skirt under the high unit.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		B. Sink										
59	Science Lab	3	304	Sink	Lab		Toe and knee clearances not provided Non-compliant faucets	- -	ADA 2010: 606.2 ADA 2010: 606.4	Ensure there is a 27" knee clearance positioned for a forward approach. Install faucets that do not require tight grasping, pinching, or twisting of the wrist.	1	
		Z. Best Practice										
		Surface										
60	Hallways Throughout School	3		Surface	N/A		N/A		N/A	Recommend reducing the intensity of the polish on floors near large windows to reduce glare and potential disorientation.	1	

Tiger Hollow Stadium



Town of Ridgefield

ADA Transition Plan

February 2020

Institute for Human Centered Design

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Tiger Hollow Stadium

Year Built: 2008

Background

Tiger Hollow Stadium is located north of Ridgefield High School at 700 North Salem Road. The stadium includes a turf field, an eight (8) lane Olympic track and bleachers on the north and south sides of the facility that provide seating for 5,000 attendees. Both sets of bleachers include accessible and companion seating. There is also a turf practice field and a grass field at the east side of the stadium. Bleachers between those two fields also include accessible and companion seating.

Additional amenities include home and visiting team locker rooms, a strength and conditioning facility, a picnic pavilion with picnic tables, a concession stand, vending machines, a press box, a public address system, public toilet rooms, portable toilets including an accessible portable toilet, field lighting and a scoreboard. Parking is available in Ridgefield High School parking lots located to the south of the stadium. There are also eight accessible parking spaces including one (1) van accessible parking space by Gate A on the south side of the stadium, and an additional four (4) accessible parking spaces including one (1) van accessible parking space at the southwest corner of the stadium.

Tiger Hollow Stadium is the location for a wide range of high school sports including football, track, lacrosse and soccer. It is also the location for other public events including July 4th fireworks. The stadium is available for rent and was used for 640 events during the 2018-19 school year.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include a lack of an accessible route that is stable, firm and slip resistant on the path from the locker rooms to the track and field. There is also an excessive running slope by a west-side entrance to the track and at the route to the pavilion and field, and the ramp to the bleachers on the north side of the field has a running slope that is greater than the maximum allowed.

Parking

Parking issues include four accessible parking spaces and access aisles near Gate A that have cross slopes greater than the maximum slope allowed, and identification signs with the International Symbol of Accessibility (ISA) that are mounted lower than the minimum height required. There is also a lack of two identification signs with the International Symbol of Accessibility (ISA) and lack of a sign with the designation “Van Accessible” at the van accessible space in the parking area at the southwest corner of the stadium.

Doors

Doors that lead from the locker rooms and the strength and conditioning center towards the track and field have thresholds that are higher than the maximum height allowed.

Toilet Rooms

Accessibility issues in the accessible compartment located in the visiting locker room include a flush control that is not on the open/transfer side, lack of a side grab bar, a rear grab bar that is mounted higher than the maximum height allowed, lack of a pull string at the emergency call system, pipes that are not wrapped at the lavatory and a mirror that is mounted higher than the maximum height allowed. The accessible compartments in both the men’s and women’s toilet rooms have a malfunctioning self-closing hinge, and the women’s accessible compartment also has a flush control that is not on the open/transfer side, and side and rear grab bars that are mounted higher than the maximum height allowed. There is also a lack of audible and visible alarms in the men’s, women’s and visiting team toilet rooms.

Additional Accessibility Issues:

- Lack of an accessible service counter at the concession stand.
- A defibrillator and phone positioned higher than the maximum height allowed.
- Lack of accessible lockers in the locker room.
- Lack of designation signs with raised characters and braille and designation signs not located on the latch side of the door at multiple locations.

Order of Magnitude Cost Estimates

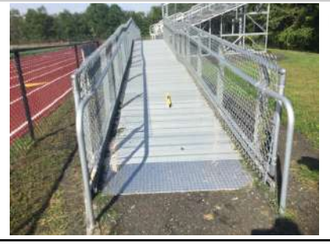
- Renovate or provide exterior access routes: $1,681
- Renovate parking: $1,802
- Renovate toilet rooms: $2,419
- Miscellaneous corrective actions (accessible service counter, accessible picnic table, renovate door thresholds, accessible lockers, etc.): $4,165

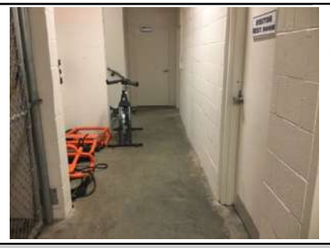
Total: $10,067*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Tiger Hollow Stadium

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Tiger Hollow Route to Main Field	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	7.9%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on adding a 3'x3' concrete patch to reduce slope.)	1	
2	Tiger Hollow West Entrance to Main Field	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	11.3%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on adding a 3'x3' asphalt patch to reduce slope.)	1	
3	Route to Field From Locker Rooms	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on a 120' asphalt path.)	1	
		C. Off-Street Parking Lot or Garage										
4	Tiger Hollow Accessible Parking	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 > 1:48 (2.08%)	8 7 1 4%	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.4	Reduce running or cross slope to be no steeper than 1:48 (2.08%). (Cost based on 8'x18' of asphalt per space to reduce slope.)	4	
5	Tiger Hollow Accessible Parking Southwest of 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 Access aisle < 60" wide at car/van space Sign not provided Sign does not have the designation "Van Accessible"	14 3 1 51" - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3.1 ADA 2010: 502.6 ADA 2010: 502.6	Provide a marked access aisle that is at least 60" wide (re-stripe the one 51" wide access aisle). Provide two signs with the international symbol of accessibility (ISA). Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost based on two signs and re-striping one access aisle.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Tiger Hollow Accessible Parking by Gate A	Ext.		Off-Street Parking Lot or Garage	N/A		Sign < 60" above finished grade	53"	ADA 2010: 502.6	Locate sign with the bottom of the sign 60" min. above the ground.	8	
	B. Access to Goods and Services											
	C. Doors, Doorways, & Gates											
7	Visiting Locker Room Exit to Field	Ext.		Doors, Doorways, & Gates	Other		Threshold > 1/2" high	4"	ADA 2010: 404.2.5	Provide a 5'x5' level landing at door and a 5' wide min. x 4' long min. asphalt route with a 1:20 (5.00%) max. running slope. (Cost based on 45 square feet of asphalt to create landing and route.)	1	
8	Strength and Conditioning Center	Ext.		Doors, Doorways, & Gates	Other		Threshold > 1/2" high	5"	ADA 2010: 404.2.5	Provide a 5'x5' level landing at door and a 5' wide min. x 5' long min. asphalt route with a 1:20 (5.00%) max. running slope. (Cost based on 50 square feet of asphalt to create landing and route.)	1	
9	Home Locker Room Exit to Field	Ext.		Doors, Doorways, & Gates	Other		Threshold > 1/2" high Hardware not operable with a closed fist	5" -	ADA 2010: 404.2.5 ADA 2010: 309	Provide a 5'x5' level landing at door and a 5' wide min. x 5' long min. asphalt route with a 1:20 (5.00%) max. running slope. (Cost based on 50 square feet of asphalt to create landing and route and accessible door hardware.)	1	
	D. Ramps											
10	Tiger Hollow North Side Bleachers	Ext.		Ramps	Exterior		Running slope >1:12 (8.3%)	10.2%	ADA 2010: 405.2	Adjust ramp to reduce running slope to be no steeper than 1:12 (8.3%).	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		H. Signage										
11	Home and Visiting Locker Rooms and Strength and Conditioning Center Doors	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters and braille. Locate sign at permanent rooms alongside the door on the latch side. (Cost based on accessible signs at locker rooms and at the strength and conditioning room.)	3	
12	Hallway to Locker Rooms	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	ADA 2010: 703.2 ADA 2010: 703.3 ADA 2010: 703.4.2	Provide text with raised characters. Provide braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
		J. Service Counter										
13	Concession Stand	1		Service Counter	N/A		Counter > 36" high	42"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finished floor.	1	
		K. Operable Parts										
14	Near Locker Room Exit to Field	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach) Dispensers acts as a protruding object	56.5"	ADA 2010: 308 ADA 2010: 307.2	Relocate phone and defibrillator so that controls are 48" max. above finished floor. Provide a cane-detectible barrier. (Cost based on lowering two items and providing a cane-detectible barrier.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		O. Locker Room										
15	Home Team Locker Room	1		Locker Room	N/A		Total # of locker Total # of accessible locker 5% Accessible not provided Storage > 48" high	34 0 - 68.5"	ADA 2010: 222.1 ADA 2010: 222.1 ADA 2010: 308	Ensure that at least 5% of lockers are accessible with storage and coat hooks no higher than 48" above the finished floor. (Provide at least two accessible lockers.)	2	
		S. Picnic Tables										
16	Pavilion at Tiger Hollow	Ext.		Picnic Tables	N/A		Number of seating spaces at picnic tables Toe or knee clearance at tables not provided	24 15.25"	ADA 2010: 902.2	Provide at least 1 picnic table that has toe and knee clearance.	1	
		C. Toilet & Bathing Rooms										
		A. Overall Access										
17	Men's Toilet Room	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	ADA 2010: 215	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
18	Women's Toilet Room	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	ADA 2010: 215	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	Remediation Citations	Recommendations	Quantity	
19	Visiting Team Toilet Room	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	ADA 2010: 215	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	
		B. Lavatory										
20	Visiting Team Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	- 47.5"	ADA 2010: 606.5 ADA 2010: 603.3	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 finished floor.	1	
		C. Single-User Toilet										
21	Visiting Team Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Grab bar not provided Side or rear grab bar < 33" or >36" high Emergency call system/alarm pull switch not provided.	- - 38.5" -	ADA 2010: 604.6 ADA 2010: 604.5 ADA 2010: 609.4	Relocate the flush control to the open side. Provide a grab bar on the side wall of the toilet. Mount grab bars to 33"- 36" above the floor. Provide an emergency call system or an alarm pull switch (repair pull string).	1	
		D. Toilet Compartment										
22	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	ADA 2010: 604.8.1.2	Repair hinge.	1	
23	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Side or rear grab bar < 33" or >36" high Flush control not on open side	- 38.5" -	ADA 2010: 604.8.1.2 ADA 2010: 609.4 ADA 2010: 604.6	Repair hinge. Locate grab bars between 33"- 36" above the finished floor. Provide the flush control on the open side of the toilet (transfer side).	1	

Veterans Park Elementary School



Town of Ridgefield

ADA Transition Plan

December 2018

Institute for Human Centered Design

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Veterans Park Elementary School

Background

Veterans Park Elementary School, located at 8 Governor St. has students from Kindergarten to Grade 5. The building is one story, with the accessible entrance located on the north side of the building and eight (8) emergency exits around the building. The school includes a Reading Room, Art Room, Library, Learning Room, Computer Room, Music Room, Guidance Room, Orchestra Room and a Gym. There are two (2) playgrounds located on the north and south side of the school. The main parking lot is located near the main entrance; an additional parking lot is located on the north side of the school.

Note: *The playgrounds were not surveyed the day of the visit.*

Key Accessibility Issues

Exterior Routes

The major accessibility issue is the excessive cross slope at the walkway leading to the main entrance (7.2%) and the route from the parking lot to the main entrance is not maintained in operable working condition.

Parking

The accessible car spaces lack an access aisle as well as identification signs.

Interior Routes

The major accessibility issues include a section of the school (where the Kindergarten classes are located) that is not on an accessible route. Also, in many rooms the minimum 36” required at the accessible route is not maintained because of furniture arrangement, paper towel dispensers and hand sanitizer dispensers that protrude into the circulation path and many mats in the school that are not securely attached.

Doors

Classrooms throughout the school lack the required maneuvering clearance due to trash cans and other obstructions. There are many doors throughout the school that don’t have the required minimum width and the recessed doors lack the required maneuvering clearance.

Toilet Rooms

The major accessibility issue includes lack of accessible single-user toilet rooms at the Kindergarten Classroom and Health Room. Other accessibility issues include exposed plumbing at lavatories, and that lack knee and toe clearance.

Signage

Signs throughout the school lack braille and many are not located on the latch side of doors.

Dining and Work Surfaces

Many dining and work surfaces lack the required knee and toe clearance for children.

Sinks

Sinks in classrooms lack toe and knee clearance. In some cases, dispensers are located out of reach range.

Additional Accessibility Issues

- Lack of an accessible service counter in the main office.
- Lack of clear floor space at the coat hooks in classrooms.
- Lack of the required number of accessible wheelchair spaces at the auditorium.
- Lack of drinking fountains for seated users.
- Lack of visible alarms throughout the school.

Order of Magnitude Cost Estimates

- Provide an accessible route to Kindergarten classes (lift): $10,830

- Provide accessible to toilet rooms: $31,168
- Provide accessible drinking fountains for seated and standing users: $ 11,098
- Provide Assistive Listening Systems (auditorium, speech room and guidance room): $6,369
- Widen three (3) doors (orchestra room and principal's office): $ 5,049
- Provide two (2) automatic doors (classroom # 128 and library): $3,060
- Provide accessible sinks (with knee and toe clearance): $4,919
- Provide compliant signs (designation and directional): $ 3,653
- Provide compliant handrails: $3,600
- Miscellaneous corrective actions (alteration to accessible routes, alteration to parking lot, accessible seating at auditorium, accessible counter, accessible work surfaces, ADA compliant mat, etc.): $2,417

Total: $82,163*

*Cost for playground renovations is not included.

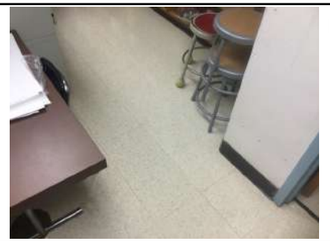
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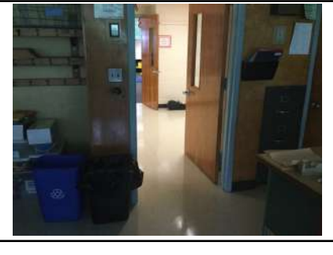
Best Practice and Universal Design Recommendations

- Recommend providing handrails on both sides on the stairs in the auditorium leading to the stage.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Accessible Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	7.2%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). Cost based on 30 foot asphalt path repairs.	1	
2	Accessible Entrance	Ext.		Exterior Access Route	Walkway		Not maintained in operable working condition	- -	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions.	1	
		C. Off-Street Parking Lot or Garage										
3	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided Sign not provided	- -	ADA 2010: 502.3 ADA 2010: 502.6	Provide a marked access aisle that is at least 60" wide. Provide a sign with the bottom of the sign 60" min.	1	
		D. Stairs										
4	Main Entrance	Ext.		D. Stairs	N/A		Entrance not on an accessible route	-	ADA 2010: 206.4.1	Provide a directional sign indicating the location of the nearest accessible entrance.	1	

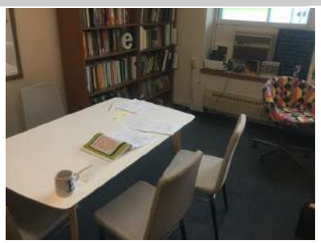
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
			F. Emergency Exit									
5	Gym Exit	1		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	ADA 2010: 206.2.4 ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible exit.	1	
6	Exit Near Gym	1		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	ADA 2010: 206.2.4 ADA 2010: 216.4.3	Provide a directional sign indicating the location of the nearest accessible exit.	1	
7	Exit Near Grade 5	1		Emergency Exit	N/A		Mat not securely attached	-	ADA 2010: 302.2	Install an ADA-compliant walk-off mat.	1	
8	Exit Near 109	1		Emergency Exit	N/A		Mat not securely attached	-	ADA 2010: 302.2	Install an ADA-compliant walk-off mat.	1	
			B. Access to Goods and Services									
			B. Interior Access Route									
9	Reading Room	1		Interior Access Route	Interior		Route < 36" wide	17.5"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	

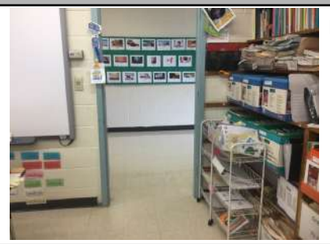
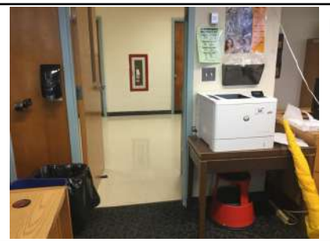
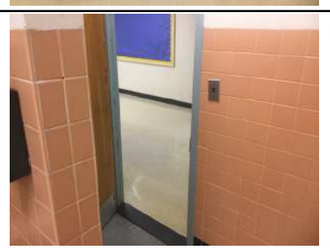
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
10	Classroom	1	124	Interior Access Route	Interior		Route < 36" wide	23"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
11	Reading Room	1		Interior Access Route	Interior		Route < 36" wide	32"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
12	Classroom	1	104	Interior Access Route			Route < 36" wide	25"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
13	Art Room	1		Interior Access Route	Interior		Route < 36" wide	31"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
14	Kindergarten	1	K1	Interior Access Route	Interior		Route < 36" wide	26"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	

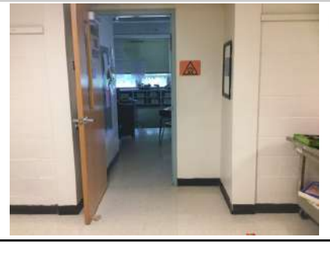
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
15	Library	1		Interior Access Route	Interior		Route < 36" wide Mat not securely attached	19"	ADA 2010: 403.5.1 ADA 2010: 302.2	Ensure that a clear width of 36" min. is maintained at the accessible route. Securely attach mat.	1	
16	Learning Room	1		Interior Access Route	Interior		Obstructed by protruding objects	6"	ADA 2010: 307	Relocate speaker so it does not protrude into the circulation path.	1	
17	Computer Room (on map)	1		Interior Access Route	Interior		Obstructed by protruding objects	5.5"	ADA 2010: 307	Relocate hand sanitizer so it does not protrude into the circulation path.	1	
18	Classroom	1	128	Interior Access Route	Interior		Obstructed by protruding objects	5.5"	ADA 2010: 307	Relocate hand sanitizer so it does not protrude into the circulation path.	1	
19	Classroom	1	128	Interior Access Route	Interior		Obstructed by protruding objects	-	ADA 2010: 307	Relocate pencil sharpener so it does not protrude into the circulation path.	1	

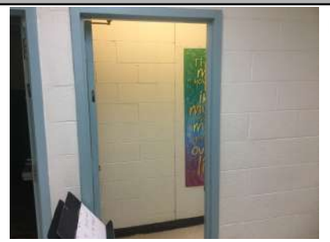
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
20	Reading Room	1		Interior Access Route	N/A		Obstructed by protruding objects	5.5"	ADA 2010: 307	Relocate hand sanitizer so it does not protrude into the circulation path.	1	
21	Kindergarten	1	K1	Interior Access Route	Interior		Obstructed by protruding objects	5.5"	ADA 2010: 307	Relocate hand sanitizer so it does not protrude into the circulation path.	1	
22	Stairs Near Art Room	1		Interior Access Route	Interior		Accessible route not provided Handrails do not extend 12" from stairs	- -	ADA 2010: 505.10.2 & 505.10.3 ADA 2010: 206.2.4	Provide a lift to create an accessible route within the school. Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing.	1	
23	Computer Room (on map)	1		Interior Access Route	Interior		Mat not securely attached	-	ADA 2010: 302.2	Securely attach mat.	1	
24	Classroom	1	124	Interior Access Route	Interior		Mat not securely attached	-	ADA 2010: 302.2	Securely attach mat.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
25	Classroom	1	128	Interior Access Route	Interior		Mat not securely attached	-	ADA 2010: 302.2	Securely attach mat.	1	
26	Library	1		Interior Access Route	Interior		Mat not securely attached	-	ADA 2010: 302.2	Securely attach mat.	1	
27	Classroom	1	107	Interior Access Route	Interior		Mat not securely attached	-	ADA 2010: 302.2	Securely attach mat.	1	
28	Classroom	1	104	Interior Access Route	Interior		Mat not securely attached	-	ADA 2010: 302.2	Securely attach mat.	1	
29	Art Room	1		Interior Access Route	Interior		Mat not securely attached	-	ADA 2010: 302.2	Securely attach mat.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
30	Music Room	1	115	Interior Access Route	Interior		Mat not securely attached	-	ADA 2010: 302.2	Securely attach mat.	1	
31	Guidance Room	1		Interior Access Route	Interior		Mat not securely attached	-	ADA 2010: 302.2	Securely attach mat.	1	
32	Library	1		Interior Access Route	Interior		Mat not securely attached	-	ADA 2010: 302.2	Securely attach mat.	1	
	C. Doors, Doorways, & Gates											
33	Principal's Office	1		Doors, Doorways, & Gates	Office		Clear width at door < 32"	29"	ADA 2010: 404.2.3	Widen the door so that there is 32" min. clear width.	1	
34	Orchestra Room	1		Doors, Doorways, & Gates	Classroom		Clear width at door < 32"	29"	ADA 2010: 404.2.3	Widen the door so that there is 32" min. clear width.	2	

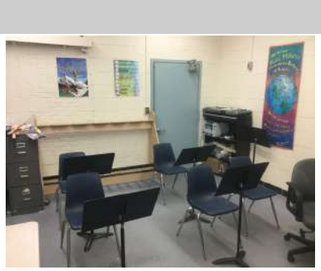
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
35	Reading Room	1		Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate the bookshelf.	1	
36	Library	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate the bookshelf.	1	
37	Library	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate the table with the printer.	1	
38	Library	1		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Relocate the mailbox.	1	
39	Girl's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	35"	ADA 2010: 404.2.4	Ensure a 54" minimum width is maintained pull side of the door when approaching from the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
40	Classroom	1	128	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 8”	28"	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
41	Library	1		Doors, Doorways, & Gates	Other		Maneuvering clearance not provided at recess > 8”	-	ADA 2010: 404.2.4.3	Install an automatic door opener.	1	
		E. Stairways										
42	Gym Exit	1		Stairways	Exterior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing.	4	
43	Exit Near Gym	1		Stairways	Exterior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing.	4	
		H. Signage										
44	Computer Room (on map)	1		Signage	Designation		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
45	Orchestra Room	1		Signage	Designation		Not provided	-	ADA 2010: 216	Locate room identification signage alongside the door on the latch side.	1	
46	Reading Room	1		Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Provide braille.	1	
47	Kindergarten Through Grade 5 Classrooms	1		Signage	Designation		Braille not provided	-	ADA 2010: 703.3	Provide braille.	20	
48	Accessible Toilet Room	1		Signage	Designation		Braille not provided Sign not located on the latch side of the door	- -	ADA 2010: 703.3 ADA 2010: 703.4.2	Provide braille. Locate sign at permanent rooms alongside the door on the latch side.	1	
49	Reading Room	1		Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	

Veterans Park Elementary School

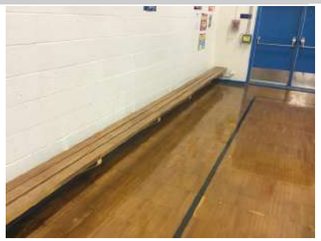
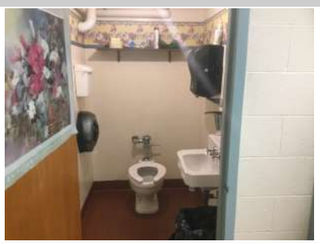
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
50	Cafeteria	1		Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
51	Girl's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	ADA 2010: 703.4.2	Locate sign at permanent rooms alongside the door on the latch side.	1	
52	Men’s Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door International Symbol of Acc. not compliant	- -	ADA 2010: 703.4.2 ADA 2010: 703.7.2	Locate sign at permanent rooms alongside the door on the latch side. Replace sign with a sign containing the International Symbol of Accessibility.	1	
53	Girl's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door International Symbol of Acc. not compliant	- -	ADA 2010: 703.4.2 ADA 2010: 703.7.2	Locate sign at permanent rooms alongside the door on the latch side. Replace sign with a sign containing the International Symbol of Accessibility.	1	
54	Boy's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door International Symbol of Acc. not compliant	- -	ADA 2010: 703.4.2 ADA 2010: 703.7.2	Locate sign at permanent rooms alongside the door on the latch side. Replace sign with a sign containing the International Symbol of Accessibility.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
55	Women's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door Directional sign to access. bathroom not provided	- -	ADA 2010: 703.4.2 ADA 2010: 216.8	Locate sign at permanent rooms alongside the door on the latch side. Provide a sign indicating the location of the nearest accessible toilet room.	1	
		J. Service Counter										
56	Main Office	1		Service Counter	N/A		Counter > 36" high	42"	ADA 2010: 904.4.1 & 904.4.2	Provide a counter that is 36" max. above the ground or finish floor.	1	
		K. Operable Parts										
57	Orchestra Room	1		Operable Parts	N/A		Element not on an accessible route	-	ADA 2010: 206.2.4	Ensure instruments are located on an accessible route.	1	
58	Computer Room (on map)	1		Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Provide a 30" min. by 48" min. clear floor space or relocate item.	1	
59	Classroom	1	124	Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Provide a 30" min. by 48" min. clear floor space by relocating items.	1	

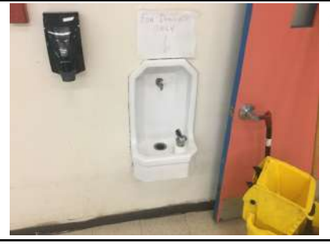
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
60	Classroom	1	128	Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Provide a 30" min. by 48" min. clear floor space or relocate item.	1	
61	Computer Room (on map)	1		Operable Parts	N/A		Clear floor space not provided	-	ADA 2010: 309.2	Provide a 30" min. by 48" min. clear floor space by relocating items.	1	
62	Kitchen	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	50"	ADA 2010: 308	Relocate refrigerator so that controls are between 15"- 48" above finish floor.	1	
	M. Dining or Work Surfaces											
63	Computer Room (on map)	1		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Knee clearance not provided	- 22"	ADA 2010: 226.1 ADA 2010: 902.2	Adjust at least 1 work surface with 27" min. knee and toe clearance.	1	
64	Kindergarten	1	K1	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Top of dining or work surfaces < 28" or > 34"	- 20"	ADA 2010: 226.1 ADA 2010: 902.3	Adjust at least one work surface so top is between 28"- 34" above the floor and 27" clear height underneath.	1	

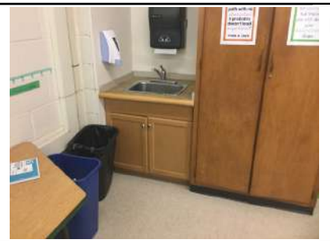
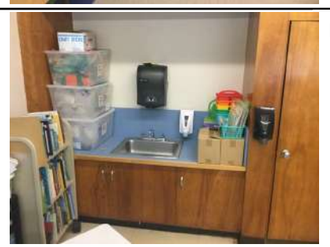
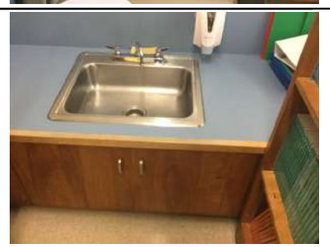
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
65	Music Room	1	115	Dining or Work Surfaces	Work Surface		Knee clearance not provided	-	ADA 2010: 902.2	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	
66	Reading Room	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	24"	ADA 2010: 902.3	Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
67	Reading Room	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	23.75"	ADA 2010: 902.3	Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
68	Classroom	1	128	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	27.5	ADA 2010: 902.3	Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
69	Speech Room	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	26"	ADA 2010: 902.3	Provide at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
70	Classroom	1	107	Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	25"	ADA 2010: 902.3	Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
71	Art Room	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34"	27.5	ADA 2010: 902.3	Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
72	Kindergarten	1	K1	Dining or Work Surfaces			Top of dining or work surfaces < 28" or > 34"	21"	ADA 2010: 902.3	Adjust at least one work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
73	Reading Room	1		Dining or Work Surfaces	Work Surface		Top of dining or work surfaces < 28" or > 34" Mat not securely attached	25.5"	ADA 2010: 902.3 ADA 2010: 302.2	Adjust at least one work surface with top between 28"- 34" above the floor and 27" clear height underneath. Securely attach mat.	1	
				N. Assembly Area								
74	Auditorium	1		Assembly Area	N/A		Number of seats Number of designated wheelchair spaces Minimum # wheelchair spaces not provided Assistive listening devices not provided	286 0 -	ADA 2010: 221.2.1 ADA 2010: 221.2.1 ADA 2010: 221.2.1 ADA 2010: 219.2	Provide 5 accessible wheelchair spaces. If audible communication is integral to the use of the space, provide an assistive listening system. (Cost for capacity of approximately 250.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
75	Speech Room	1		Assembly Area	N/A		Assistive listening devices not provided	-	ADA 2010: 219.2	If audible communication is integral to the use of the space, provide an assistive listening system. (Cost for capacity of 50.)	1	
76	Guidance Room	1		Assembly Area	N/A		Assistive listening devices not provided	-	ADA 2010: 219.2	If audible communication is integral to the use of the space, provide an assistive listening system. (Cost for capacity of 50.)	1	
		O. Locker Room										
77	Gym	1		Locker Room	N/A		Bench is not 17"- 19" high Bench < 20" or > 24" deep	14" 15"	ADA 2010: 903.5 ADA 2010: 903.3	Install a bench with the top of the seat between 17"- 19" above finish floor. Provide a bench that is 20"- 24" deep max.	1	
		C. Toilet & Bathing Rooms										
		A. Overall Access										
78	Kindergarten Toilet Room	1	K1	Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	
79	Health Room Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or compartments not provided	-	ADA 2010: 213.3.1	Provide an accessible single-user toilet room.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		B. Lavatory										
80	Gym Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath lavatory	24" -	ADA 2010: 606.2 ADA 2010: 606.5	Provide 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	
81	Girl's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath lavatory	24" -	ADA 2010: 606.2 ADA 2010: 606.5	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	
82	Boy's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath lavatory	26" -	ADA 2010: 606.2 ADA 2010: 606.5	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	
83	Girl's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	26" - 43"	ADA 2010: 606.2 ADA 2010: 606.5 ADA 2010: 603.3	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. Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	
84	Boy's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath lavatory Mirror above lavatory w/reflective surface > 40"	- 44"	ADA 2010: 606.5 ADA 2010: 603.3	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 finish floor.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
85	Health Room Toilet Room	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	48"	ADA 2010: 603.3	Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	
		C. Single-User Toilet										
86	Gym Toilet Room	1		Single-User Toilet	N/A		Rear grab bar < 24" from toilet centerline No visible fire alarm provided within room	13" -	ADA 2010: 702 ADA 2010: 604.5.2	Relocate rear grab bar to extend 24" min. from the centerline of the toilet. When fire system is updated, ensure that a visible fire alarm is installed in each room.	1	
		E. Additional Access										
		A. Drinking Fountains										
87	Near Gym	1		Drinking Fountains	N/A		Clear floor space is not provided No drinking fountain provided for standing users	- -	ADA 2010: 602.2 ADA 2010: 602.7	Remove the step. Provide an additional drinking fountain for standing users.	1	
88	Near Library	1		Drinking Fountains	N/A		Spout < 38" or > 43" (standing users) No drinking fountain provided for seated users	34.5" -	ADA 2010: 602.7 ADA 2010: 602.4	Relocate drinking fountain so that the spout is between 38"- 43" above the finish floor or ground. Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain.	1	
89	Cafeteria	1		Drinking Fountains	N/A		Spout < 38" or > 43" (standing users) No drinking fountain provided for seated users	28" -	ADA 2010: 602.7 ADA 2010: 602.4	Relocate drinking fountain so that the spout is between 38"- 43" above the finish floor or ground. Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
90	Outside 107	1	107	Drinking Fountains	N/A		Spout < 38" or > 43" (standing users) No drinking fountain provided for seated users	27" -	ADA 2010: 602.7 ADA 2010: 602.4	Relocate drinking fountain so that the spout is between 38"- 43" above the finish floor or ground. Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain.	1	
		C. Sinks for Children's Use										
91	Music Room	1	115	Sinks for Children's Use	N/A		Rim or counter at sink > 31" Knee or toe clearance not provided	36" -	ADA 2010: 606.2 (4) ADA 2010: 606.2 (4)	Relocate sink with the front of the rim or counter no higher than 31". Provide at least one sink with 25" knee and toe clearance positioned for a forward approach.	1	
92	Computer Room (on map)	1		Sinks for Children's Use	N/A		Knee or toe clearance not provided	-	ADA 2010: 606.2 (4)	Provide at least one sink with 25" knee and toe clearance positioned for a forward approach.	1	
93	Classroom	1	107	Sinks for Children's Use	N/A		Knee or toe clearance not provided	-	ADA 2010: 606.2 (4)	Provide at least one sink with 25" knee and toe clearance positioned for a forward approach.	1	
94	Classroom	1	104	Sinks for Children's Use	N/A		Knee or toe clearance not provided	-	ADA 2010: 606.2 (4)	Provide at least one sink with 25" knee and toe clearance positioned for a forward approach.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
95	Kindergarten	1	K1	Sinks for Children's Use	N/A		Knee or toe clearance not provided	-	ADA 2010: 606.2 (4)	Provide at least one sink with 25" knee and toe clearance positioned for a forward approach.	1	
		E. Fire Alarms										
96	Learning Center	1		Fire Alarms	Classroom		No visible fire alarm provided within room	-	ADA 2010: 702	When fire system is updated, ensure that a visible fire alarm is installed in each room.	1	
97	Classrooms Throughout School	1		Fire Alarms	Classroom		No visible fire alarm provided within room	-	ADA 2010: 702	When fire system is updated, ensure that a visible fire alarm is installed in each room.	20	
		Z. Best Practice										
		Stairs										
98	Auditorium	1		Stairs	N/A		N/A	-	N/A	Consider adding a handrail and adding extensions to the existing handrail.	1	

Ridgefield Public Schools Outdoor Amenities Addendum



Town of Ridgefield

ADA Transition Plan

November 2021

Institute for Human Centered Design

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Background

This Ridgefield Public Schools Outdoor Amenities Addendum is based on the survey of outdoor amenities by the Institute for Human Centered Design (IHCD) at nine (9) school locations in Ridgefield, Connecticut. The survey took place between July 28 and July 30, 2021, and this report covers just the areas surveyed on those days.

The schools where the survey took place included Barlow Mountain Elementary School, Branchville Elementary School, East Ridge Middle School, Farmingville Elementary School, Ridgebury Elementary School, Tiger Hollow Stadium at Ridgefield High School, Scotland Elementary School, Scotts Ridge Middle School, and Veterans Park Elementary School.

Common Accessibility Issues at All School Locations

Common issues at all school locations included accessible routes with excessive running and cross slopes and playground surfaces that were not maintained in operable working condition.

- **Accessible Routes:** With regard to the routes to the amenities at the schools, in many cases it was determined that significantly reducing the running slopes either at existing paths or at locations where paths to amenities would logically be placed would not be technically feasible. In these instances, IHCD's recommendations focused on making the routes accessible to the greatest extent possible. In most cases this would mean decreasing the running slope to whatever extent can be achieved and providing a surface that is stable, firm and slip resistant to the location where an existing amenity such as a playground already exists. The route must be at least 36" wide, though IHCD recommends a 60" wide route when possible as this allows room for people going in different directions to pass. If it is determined that existing playgrounds and other amenities should be rebuilt, the Town of Ridgefield should ensure that the new amenities are located on fully accessible routes.

  A number of the survey locations had gardens. In those cases, IHCD noted in the survey catalogs when paths within a garden were too narrow or had other accessibility issues. However, IHCD team did not specifically indicate where within each garden an accessible route should be provided, and we did not draw suggested accessible paths within gardens on the images we have inserted into the narrative. We felt staff at the individual schools could best determine where accessible routes were required within each school garden.

- **Playgrounds:** IHCD team also noted the frequent use of Engineered Wood Fiber (EWF) at existing school playgrounds. The use of EWF is permitted and can be regarded as part of an accessible route within a playground according to the 2010 Standards for Accessible Design* However, IHCD has found that as children use playgrounds with an EWF surface it results in the shifting of the surface material such that it accumulates in some locations and is more absent in others resulting in a ground covering that is not consistently accessible or impact attenuating. As a result, IHCD has consistently recommended the use of a poured-in-place rubber surface throughout the surveyed playgrounds.

  ***Note:** EWF is allowed as a ground surface used for the accessible routes leading to the play equipment as well as for the surface around the play element but EWF is required to be inspected and maintained regularly and frequently to ensure continued compliance with the applicable standard.

Barlow Mountain Elementary School

Barlow Mountain Elementary School is located at 115 Barlow Mountain Road. Key amenities surveyed included a softball field, a portable toilet, a basketball court and two playgrounds.

Key Accessibility Issues at Barlow Mountain Elementary School

Exterior Routes

Accessibility issues include lack of exterior routes to amenities around the outdoor areas of the school (softball field, softball field team seating and sideline bleacher seating, basketball court, etc.), routes with excessive running and cross slopes. Additional accessibility issues include routes with excessive changes in level and routes that lack a stable, firm and slip resistant surface.

Playgrounds

Accessibility issues at playgrounds include lack of a compliant accessible route to the playground (north and west side playgrounds) and lack of an accessible route to ground level play components within the playground due to Engineered Wood Fiber not being maintained in operable working condition.
The north side playground also lacks an accessible picnic table located on an accessible route, lacks an accessible route to a buddy bench, and it has a transfer system at one play apparatus that is mounted higher than the maximum height allowed.

Additional Accessible Issues

- Lack of a curb ramp at the crosswalk leading to the basketball court.
- Lack of 18” min. required pull-side maneuvering clearance at the gate to the west side playground.
- Lack of an accessible portable toilet located on an accessible route.

Recommendations

- Renovate and provide accessible routes.
- Provide a curb ramp at the crosswalk near the northeast parking lot and leading to the basketball court.
- Provide an accessible picnic table located on an accessible route at the north side playground.
- Provide the required pull-side maneuvering clearance at the gate leading to the west side playground.
- Provide an accessible portable toilet located on an accessible route. (On the day of the survey the portable toilet was at the northeast end of the school grounds.)
- Maintain the accessible route within playgrounds.

The following image uses yellow lines to show the approximate location of routes that should be made accessible to the greatest extent possible, and blue lines to show locations at playgrounds where IHCD recommends the use of a poured-in-place rubber surface.



Best Practice and Universal Design:

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

- Consider providing a van accessible parking space in the parking lot near the playground for the 3 to 6-year-olds.

Branchville Elementary School

Branchville Elementary School is located at 40 Florida Road. Key amenities surveyed at this location included a garden, two (2) basketball courts and two (2) playgrounds.

Key Accessibility Issues at Branchville Elementary School

Exterior Routes

Accessibility issues include lack of exterior routes to amenities around the outdoor areas of the school (garden, seating area at tree, buddy bench near K-2 playground, table near garden, baseball field and baseball field team seating, etc.), routes with excessive running and cross slopes, routes with excessive changes in level, routes that lack a stable, firm and slip resistant surface, routes with excessive surface openings, and routes not maintained in operable working condition due to the presence of vegetation. The existing exterior routes also have elements that act as protruding objects such as window air conditioners and tree branches that are less than 80” above the ground.

Playgrounds

Accessibility issues include lack of an accessible route to ground level play components within the playground due to Engineered Wood Fiber not being maintained in operable working condition (K to 2nd grade playground, 3rd to 5th grade playground including the route to the gaga ball pit), an excessive running slope at the entry to the 3rd to 5th grade playground and a transfer platform in that playground that is higher than allowed.

Additional Accessible Issues

- Lack of two (2) accessible picnic tables located on an accessible route by the garden and by the K to 2nd grade playground.
- Benches not located on an accessible route.
- Lack of a 36” wide min. accessible route through the garden.

Recommendations

- Renovate and provide accessible routes.
- Maintain the accessible route within playgrounds.
- Provide accessible picnic tables located on an accessible route by the garden and by the K to 2nd grade playground.

The following image uses yellow lines to show the approximate location of routes that should be made accessible to the greatest extent possible, and blue lines to show locations at playgrounds where IHCD recommends the use of a poured-in-place rubber surface.



Best Practice and Universal Design:

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

- Recommend providing at least one accessible flower bed with 27" min. knee and toe clearance in the garden.
- Recommend duplicating the sign at the secondary south entrance to the K to 2nd grade playground indicating that pets are not allowed at the main playground entrance.

East Ridge Middle School

East Ridge Middle School is located at 10 East Ridge Road. Key amenities surveyed at this location included a baseball field, a football field, a concession stand, two (2) portable toilets, a basketball court, a gaga ball pit, a soccer field and two (2) softball fields.

Key Accessibility Issues at East Ridge Middle School

Exterior Routes

Accessibility issues include lack of accessible exterior routes to amenities around the outdoor areas of the school (soccer field, gaga ball pit, the southwest and southeast side softball fields including the team and sideline bleacher seating areas, the football field and football sideline bleacher seating, the north side baseball field including to the concession stand, bullpen practice area and the team and sideline bleacher seating area, etc.).
Other accessibility issues include routes with excessive running and cross slopes, excessive changes in level, and deteriorated surfaces not maintained in operable working condition.

Additional Accessible Issues

- Lack of 18” min. pull-side maneuvering clearance and an excessive running slope at the entry gate to the basketball court.
- Lack of accessible portable toilets located on an accessible route by the basketball court and the north side baseball field.
- A curb ramp at a sidewalk by the route to the north side athletic fields is not flush with the street and a curb ramp at a sidewalk by the path to the south side athletic fields is steeper than allowed.
- Lack of accessible picnic tables located on an accessible route near the concession stand, the north side baseball field and the football field.

Recommendations

- Renovate and provide accessible routes.
- Provide accessible picnic tables located on an accessible route near the concession stand, by the north side baseball field and by the football field.
- Provide accessible portable toilets located on an accessible route by the basketball court and by the north side baseball field.
- Renovate curb ramps on the walkway by the routes to the north side and south side athletic fields.

The following image uses yellow lines to show the approximate location of routes that should be made accessible to the greatest extent possible.



Farmingville Elementary School

Farmingville Elementary School is located at 324 Farmingville Road. Key amenities surveyed at this location included two (2) playgrounds, multipurpose fields, a softball field a basketball court and a garden.

Key Accessibility Issues at Farmingville Elementary School

Exterior Routes

Accessibility issues include lack of accessible exterior routes to amenities around the outdoor areas of the school including the garden entrance, the boundary of sport activity at the multipurpose fields and the softball field, and to the team and sideline seating at the softball field. Existing routes also have excessive running and cross slopes, excessive changes in level, excessive surface openings, deteriorated surfaces not maintained in operable working condition and objects like a window air conditioner that protrudes into the circulation path.

Playgrounds

Accessibility issues include lack of an accessible route to the swing set area in the east side playground and at the entrance that is located at the east end of the west side playground. Other accessibility issues include lack of an accessible route to ground level play components within the playgrounds such as to the entrance of the gaga ball pit in the west side playground due to Engineered Wood Fiber not being maintained in operable working condition. In addition, a ramp at a play structure in the east side playground lacks handrails and has a greater running slope than allowed.

Additional Accessible Issues

- The route within the garden is narrower than allowed
- Lack of an accessible route to the bike rack by the west side playground.
- The landing at the gate from the north parking lot towards the east side playground lacks maneuvering clearance because it has a greater slope than allowed.
- Picnic tables near the east and west side playgrounds are not on an accessible route.
- One (1) picnic table at the southeast corner of the school and one (1) picnic table near the east side playground lack knee and toe clearance.
- Lack of an accessible portable toilet located on an accessible route by the parking lot entrance near the east side playground.

Recommendations

- Renovate and provide accessible routes to exterior amenities including considering a ramp at the terrain incline nearest to the boundary of sport activity on the north side of the multipurpose fields.
- Provide an accessible route within the garden.
- Provide an accessible route to the swing set area in the east side playground and at the entrance that is located at the east end of the west side playground.
- Maintain the accessible route within the playgrounds including renovating the ramp to a play structure in the east side playground.
- Provide one (1) accessible picnic table with knee and toe clearance at the southeast corner of the school and one (1) accessible picnic table with knee and toe clearance near the east side playground.
- Provide an accessible portable toilet located on an accessible route by the parking lot entrance near the east side playground.
- Renovate the landing to provide maneuvering clearance at the gate from the north parking lot towards the east side playground.

The following image uses yellow lines to show the approximate location of routes that should be made accessible to the greatest extent possible, and blue lines to show locations at playgrounds where IHCD team recommends the use of a poured-in-place rubber surface.



Best Practice and Universal Design:

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

- Recommend providing at least one accessible flower bed with 27" min. knee and toe clearance in the garden.
- Recommend providing one (1) bench with arms and one (1) bench with a back in the garden.
- Recommend providing a van accessible parking space in the parking lot near the east side playground.
- Recommend providing a curb ramp on the walkway by the route near the east side playground.

Ridgebury Elementary School

Ridgebury Elementary School is located at 112 Bennetts Farm Road. Key amenities surveyed at this location included a volleyball court, a softball field, a garden, a basketball court, and the southwest playground. A south side playground was under construction on the day of the survey.

Key Accessibility Issues at Ridgebury Elementary School

Exterior Routes

Accessibility issues include existing routes with excessive running and cross slopes, excessive changes in level, excessive surface openings, deteriorated surfaces that are not maintained in operable working condition, surfaces that are not stable, firm and slip resistant and objects like an air conditioner at a school window and tree branches near the south parking lot that protrude into the accessible route. Other accessibility issues include lack of accessible exterior routes to amenities including to both garden entrances, between the southwest and northwest playgrounds, to the basketball court, to the softball field, to the softball field team seating and to the volleyball court.

Playgrounds

Accessibility issues include lack of an accessible route to the southwest and northwest side playgrounds due to excessive running and cross slopes. Additional accessibility issues include lack of an accessible route to ground level play components within the southwest and northwest side playgrounds due to Engineered Wood Fiber not being maintained in operable working condition.

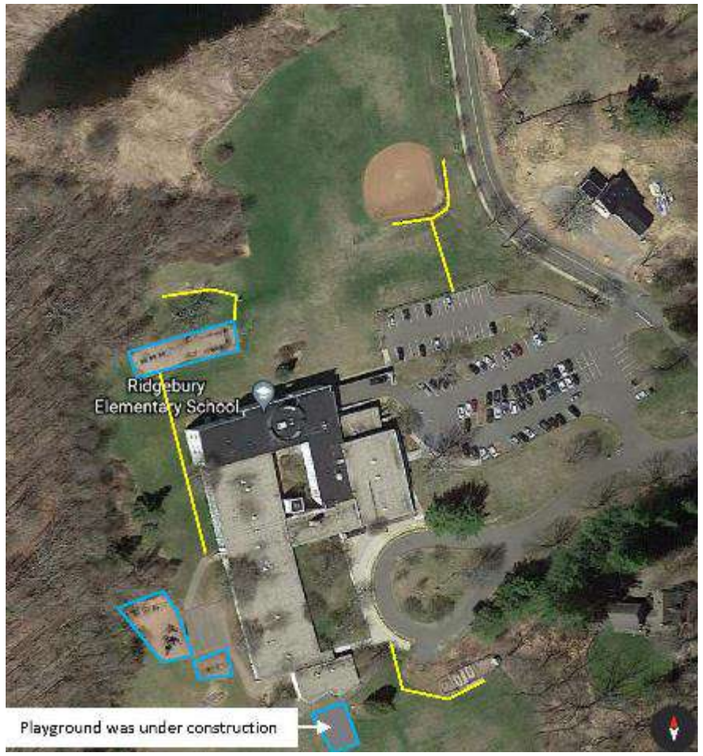
Additional Accessible Issues

- Lack of an accessible route within the garden.
- Lack of a sign at a west side school entrance directing visitors to the nearest accessible entrance.
- Lack of maneuvering clearance due to an excessive running slope at an exterior egress door landing near the basketball court.
- Hardware at exterior school doors that require tight grasping, pinching or twisting of the wrist.
- Handrails that do not extend 12” min. past both sides of the top riser and one handrail that does not extend 12” min. past the bottom riser at the exterior stairs between the upper and lower parking areas located on the northeast side of the school.
- Buddy bench near the southwest side playground is not located on an accessible route.
- Lack of an accessible portable toilet that is located at a compliant accessible location in the upper parking lot. (On the day of the survey, an inaccessible portable toilet was located in an accessible parking space access aisle.)

Recommendations

- Renovate and provide accessible routes.
- Renovate routes within playgrounds.
- Renovate the exterior landing to provide maneuvering clearance at the egress door near the basketball court.
- Provide accessible egress door hardware.
- Provide complaint handrail extensions at the top and bottom of the stairway between northeastern parking areas.
- Provide an accessible portable toilet at an accessible location and ensure the inaccessible portable toilet seen on the day of the survey is not left in an accessible parking space access aisle.
- Locate the buddy bench near the southwest side playground on an accessible route.

The following image uses yellow lines to show the approximate location of routes that should be made accessible to the greatest extent possible, and blue lines to show locations at playgrounds where IHCD recommends the use of a poured-in-place rubber surface.



Best Practice and Universal Design:

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

- Recommend providing at least one accessible flower bed with 27" min. knee and toe clearance in the garden.
- Recommend lowering the highest lines of braille text on a southwest playground play element from about 60” to 48” max. above the ground.

Tiger Hollow Stadium at Ridgefield High School

Tiger Hollow Stadium at Ridgefield High School is located at 700 North Salem Road. Key amenities surveyed at this location included a varsity football field, a sub varsity football field, a multipurpose field, a shotput area, a discus area, tennis courts, soccer field, two (2) softball fields, a vending machine area the exterior locker room entry and the route from that locations towards the football fields.

Key Accessibility Issues at Tiger Hollow Stadium at Ridgefield High School

Exterior Routes

Accessibility issues include lack of exterior routes to amenities around the outdoor areas of the school (sub varsity football field and multipurpose field bleachers, discus area, shotput area, softball fields, softball field team seating and sideline bleacher seating, soccer fields, batting cage, practice areas, etc.), routes with excessive running and cross slopes, lack of minimum clear width at accessible routes, and routes with excessive changes in level. Other accessibility issues include routes that lack a stable, firm and slip resistant surface, surface openings greater than the maximum allowed, protruding objects in the accessible route (eaves of dugout at east side softball field, low hanging branches near vending machine area and at path from the east side softball field to Tiger Hollow Stadium) and deteriorated surfaces not maintained in operable working condition.

Portable Toilet

Accessibility issue include a lack of an accessible portable toilet located on an accessible route near the multipurpose field.

Picnic Tables

Accessibility issues at the picnic table near the tennis courts include lack of an accessible picnic table with toe and knee clearance and 19” depth located on an accessible route.

Additional Accessible Issues

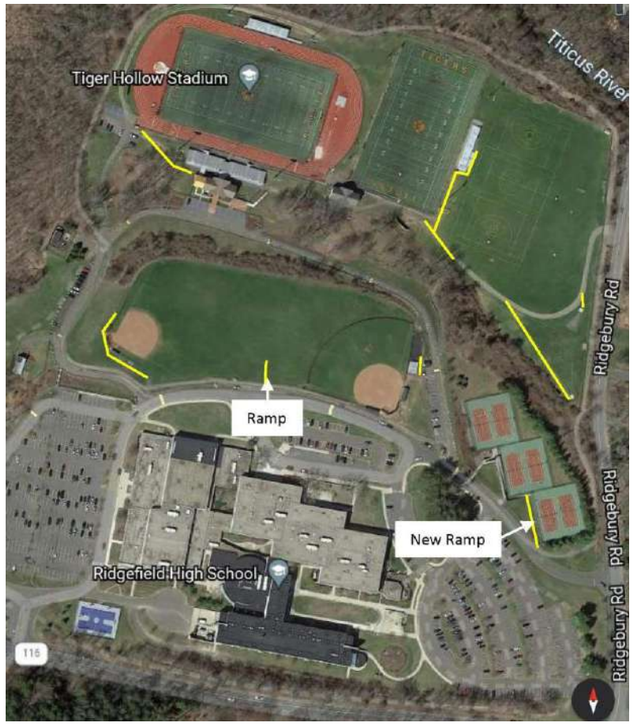
- Lack of a compliant ramp with handrails on both sides and a compliant landing at every 30’ of ramp run at the tennis courts.
- Lack of 18” min. required pull-side maneuvering clearance at the tennis courts gate.
- Excessive slopes at the landing and lack of maneuvering clearance at the gate to the vending machine area from Tiger Hollow accessible parking spaces.
- Lack of compliant stairs that are maintained in operable working condition near the west side softball field, sub varsity field and multipurpose field due to issues including noncompliant or missing handrails and excessive changes in level at the transition to the stairway landing.
- Lack of operable parts within reach range at the east side softball field dugouts (coat hooks) and batting cage (gate latch).
- Lack of accessible team seating at the dugouts of the east and west side softball fields.
- Lack of an accessible route to the vending machine area due to change in level, excessive slope at a nearby entry gate and an accessible parking space located in front of the gate.
- Lack of an accessible route connecting the locker rooms to the concession area at the building located by the Tiger Hollow Stadium.

Recommendations

- Renovate and provide accessible routes to softball fields, batting cage, bleachers, picnic table, locker room to field, discus, shotput, etc.
- Provide a cane-detectable barrier under the eaves located at the east side softball field dugout.
- Provide a compliant ramp to the soccer field.
- Provide a new complaint ramp to the tennis courts.
- Provide an accessible picnic table located on an accessible route near the tennis courts.
- Provide an accessible portable toilet located on an accessible route near the multipurpose field.
- Provide required 18” min. pull-side maneuvering clearances at the tennis court gate (ground surface is not stable, firm and slip resistant).
- Reduce excessive slopes to provide compliant maneuvering clearance at the gate to the vending machine area from a Tiger Hollow accessible parking space.

- Provide an exterior platform lift, ideally with a top cover, by the entry to the locker rooms and the upper vending area of the building located by Tiger Hollow Stadium.

The following image uses yellow lines to show where IHCD recommends the approximate location of routes that should be made accessible to the greatest extent possible.



Best Practice and Universal Design:

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

- Recommend adding contrast colored stripping at the edge of each step at the stairs (near tennis court, west side softball field and to other stairs after they are in operable working condition).
- Recommend proving handrails at exterior stairs near dugout at east side softball field.
- If seating and picnic tables are provided near the vending machine area at Tiger Hollow Stadium, ensure that clear floor space is provided adjacent to benches and that a minimum of 5% (and at least one) accessible picnic table with toe and knee clearance is provided.
- Recommend providing a directional sign to the accessible route to Tiger Hollow Stadium located near the east side softball field

Scotland Elementary School

Scotland Elementary School is located at 111 Barlow Mountain Road. Key amenities surveyed at this location included a softball field, a soccer field, two (2) basketball courts, a garden, a gaga ball pit and two (2) playgrounds.

Key Accessibility Issues at Scotland Elementary School

Exterior Routes

Accessibility issues include lack of accessible exterior routes to amenities around the outdoor areas of the school (gaga ball pit, garden, picnic table, softball field, soccer field, etc.), routes including the route leading to the garden with excessive running slopes, routes with excessive changes in level and routes not maintained in operable working condition due to the presence of a deteriorated surface and vegetation.

Playgrounds

Accessibility issues at playgrounds include lack of an accessible route to ground level play components within the playground due to Engineered Wood Fiber not being maintained in operable working condition. Also, the playground near the garden lacks a compliant transfer system and the accessible route to the playground has a window air conditioner at the school that protrudes into the circulation path.

Curb Ramps

Accessibility issues at curb ramps near the main entrance to the school include lack of a flush transition from the street to the curb ramp, an excessive running slope and an excessive slope at one of the curb ramps flares.

Picnic Tables

Accessibility issues near the playgrounds include lack an accessible picnic table with toe and knee clearance and 19” depth, and lack of an accessible route to the picnic table area.

Additional Accessible Issues

- Lack of a 36” wide min. accessible route through the garden.
- Lack of an accessible route to a gate allowing accessible entry to the gaga ball pit.

Recommendations

- Renovate and provide accessible routes to garden, softball field, soccer field, gaga ball pit, playground, etc.
- Renovate curb ramps near the main school entrance.
- Provide an accessible picnic table located on an accessible route near the playgrounds.
- Provide an accessible route within the garden.
- Provide an accessible entrance to the gaga ball pit.
- Ensure the surface is maintained at the routes through the basketball courts.
- Maintain the accessible route within the playgrounds.

The following image uses yellow lines to show the approximate location of routes that should be made accessible to the greatest extent possible and blue lines to show locations at playgrounds where IHCD recommends the use of a poured-in-place rubber surface.



Best Practice and Universal Design:

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

- Recommend providing at least one accessible flower bed with 27" min. knee and toe clearance in the garden.

Scotts Ridge Middle School

Scotts Ridge Middle School is located at 750 North Salem Road. Key amenities surveyed at this location included a soccer field (the turf was being replaced at the time of the survey), a ropes course and a portable toilet.

Key Accessibility Issues at Scotts Ridge Middle School

Exterior Routes
Accessibility issues include lack of accessible exterior routes to amenities around the outdoor areas of the school (ropes course, bleacher sideline sating, etc.), lack of minimum clear width at the accessible route to the ropes course, excessive changes in level near a walkway curb ramp and by the soccer field entrance, routes that lack a stable, firm and slip resistant surface, and areas in routes that do not prevent the accumulation of water.

Curb Ramps
Accessibility issues at a curb ramp near the soccer field includes a surface that does not prevent the accumulation of water, an excessive running slope and an excessive slope at one of the curb ramps flares. There is also lack of a curb ramp near the entrance to the ropes course.

Portable Toilet
Accessibility issues include lack of an accessible portable toilet located on an accessible route near the soccer field.

Recommendations

- Renovate and provide accessible routes.
- Provide a curb ramp near the entrance to the ropes course.
- Provide an accessible portable toilet located on an accessible route near the soccer field.
- Renovate the curb ramp near the soccer field.

The following image uses yellow lines to show where IHCD team recommends the approximate location of routes that should be made accessible to the greatest extent possible.



Veterans Park Elementary School

Veterans Park Elementary School is located at 8 Governor Street. Key amenities surveyed included two (2) basketball courts (one (1) each by the north side and south side playgrounds), two (2) playgrounds, a portable toilet, two (2) softball fields, two (2) soccer fields and a garden.

Key Accessibility Issues at Veterans Park Elementary School

Exterior Routes
Accessibility issues include lack of exterior routes to amenities around the outdoor areas of the school (from crosswalk to softball field entrance at Governor Street, to the softball fields, softball field team seating and sideline bleacher seating, to the soccer fields, to the garden, etc.), routes with excessive running and cross slopes, routes with excessive changes in level, routes that lack a stable, firm and slip resistant surface, and deteriorated surfaces not maintained in operable working condition.

Playgrounds

Accessibility issues at playgrounds include lack of an accessible route to benches located by the north and south side playgrounds and lack of an accessible route to ground level play components within the playground due to Engineered Wood Fiber not being maintained in operable working condition.

Portable Toilet

Accessibility issues include a lack of an accessible portable toilet located on an accessible route near the softball field at the Governor Street entrance.

Picnic Tables

Accessibility issues at the picnic tables near the playgrounds include lack of an accessible picnic table with toe and knee clearance and 19” depth located on an accessible route.

Additional Accessible Issues

- Lack of a curb ramp at the route to the north side playground.
- Lack of complaint gate hardware, lack of 18” min. pull-side maneuvering clearance and excessive slopes at the landing of the gate on the route to the north side playground.
- Lack of a complaint van accessible parking space at the parking lot near Market Street.
- Lack of accessible entrance at the gaga ball pit.
- Lack of a firm, stable and slip resistant accessible route through the garden.
- Lack of 18” min. required pull-side maneuvering clearance at the garden gate.

Recommendations

- Renovate and provide accessible routes to the garden, softball fields, swing sets, soccer field, gaga ball pit, etc.
- Provide a curb ramp near the north side playground gate.
- Provide an accessible picnic table located on an accessible route near the playgrounds.
- Provide an accessible portable toilet located on an accessible route at the Governor Street entrance to the softball field.
- Provide the required maneuvering clearances at the north side playground and garden gates.
- Maintain the accessible route within the playgrounds.

The following image uses yellow lines to show the approximate location of routes that should be made accessible to the greatest extent possible and blue lines to show locations at playgrounds where IHCD recommends the use of a poured-in-place rubber surface.



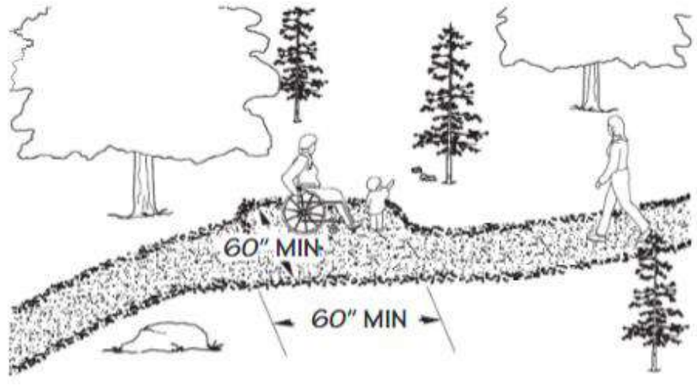
Best Practice and Universal Design:

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

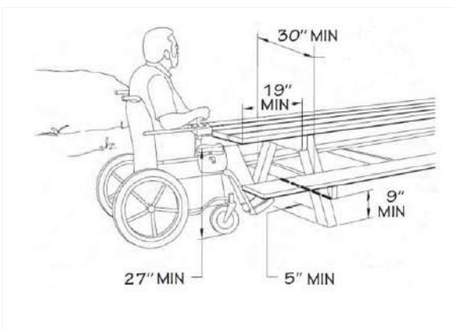
- Recommend providing at least one accessible flower bed with 27" min. knee and toe clearance in the garden.

Additional Reference Graphics

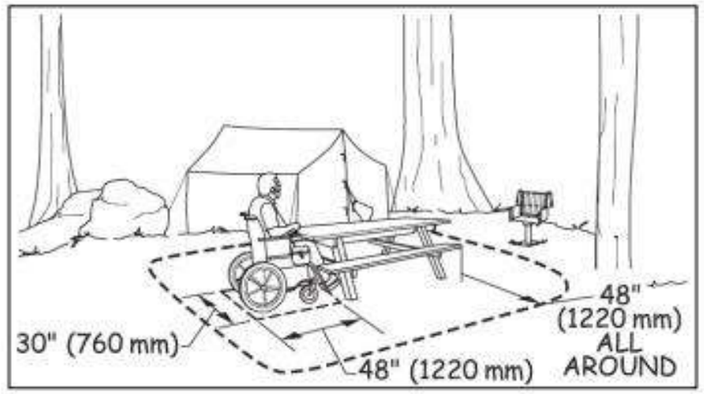
When providing accessible routes, if the route is less than 5’ wide there must be a 5’ x 5’ passing zones at least every 200’, or at an intersection of two walking surfaces a T-shaped space complying with 304.3.2 in the 2010 Standards where the base and arms of the T-shaped space extend 48 inches minimum beyond the intersection. See the following figure:



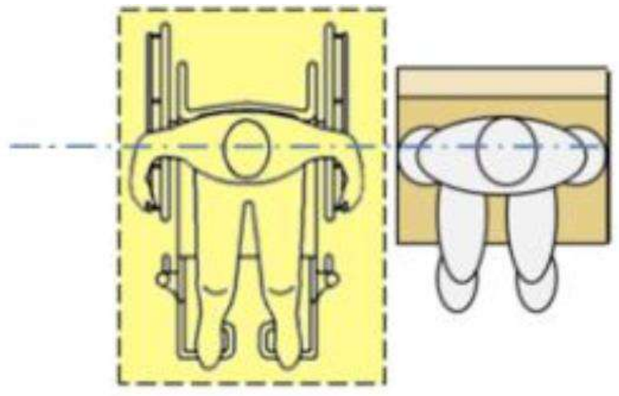
When providing picnic tables, ensure accessible picnic tables are located on an accessible route and have the required 19” min. deep and 27” min. knee clearance measured from the ground surface to the bottom of the accessible picnic table. See the following figure.



As a general best practice recommendation, IHCD recommends providing a stable, firm and slip-resistant surface for 48" clear on all sides of accessible picnic tables. See the following figure.



When proving a stable, firm and slip resistant clear space for accessible seating adjacent to ground level sideline bleachers or a team seating bench, IHCD recommends ensuring 12” min. clear floor space extending behind the bleacher or bench is provided to allow for shoulder alignment as shown in the following figure:

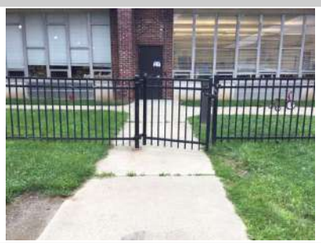


At team seating areas such as benches in dugouts, the dugout and seating must be on an accessible route, and stable, firm and slip resistant clear floor space must be provided on at least one side of the team seating bench as shown in the following figure:



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Path to North Side Playground	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%) Not maintained in operable working condition	3.3% 6.9% -	ADA 2010: 403.3 ADA 2010: 403.2 ADA 2010: 402.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%). Ensure the accessible route is maintained in operable working condition. (Trim grass or provide an asphalt patch.)	1	
2	Path Leading to North Side Playground From Basketball Court	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Not maintained in operable working condition	3.6% -	ADA 2010: 403.3 ADA 2010: 402.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Ensure the accessible route is maintained in operable working condition. (Trim grass or provide an asphalt patch.)	1	
3	Path Leading to North Side Playground From Basketball Court	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Not maintained in operable working condition	3.9% -	ADA 2010: 403.3 ADA 2010: 402.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Ensure the accessible route is maintained in operable working condition. (Trim grass or provide an asphalt patch.)	1	
4	Path Around Circle From North Leading to North Side Playground	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Not maintained in operable working condition	3.8% -	ADA 2010: 403.3 ADA 2010: 402.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Ensure the accessible route is maintained in operable working condition. (Trim grass or provide an asphalt patch.)	1	
5	Swings - North Side Playground	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Accessible route not provided	18.8% -	ADA 2010: 403.2 ADA 2010: 402.2	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure a stable, firm and slip resistant accessible route is provided to the swing set play area. **Note:** A significantly reduced running slope may not be technically feasible.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Path to North Side Playground	Ext.		Exterior Access Route	Walkway		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. (Trim grass or provide an asphalt patch.)	1	
		B. Curb Ramp										
7	Route to Basketball Court	Ext.		Curb Ramp	N/A		Curb ramp not provided	6.5"	ADA 2010: 406.1	Provide curb ramp at crosswalk leading towards the basketball court. (**Note**: Lack of curb ramp also referenced in original narrative report and catalog.)	1	
8	Northwest of Circle Near Basketball Court	Ext.		Curb Ramp	N/A		Running slope > 1:12 (8.33%)	11.4%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%).	1	
		B. Access to Goods and Services										
		C. Doors, Doorways, & Gates										
9	Entrance/Exit - West Side Playground	Ext.		Doors, Doorways, & Gates	Gate		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Provide 18" min. pull-side maneuvering clearance at gate. (Add concrete patch or provide an automatic door opener.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		S. Picnic Tables										
10	North Side Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 1 accessible picnic table in this area with toe and knee clearance. Ensure that the picnic table is connected to an accessible route.	1	
		T. Benches										
11	Buddy Bench - North Side Playground	Ext.		Benches	N/A		No accessible route to 20% of benches	-	o values defined>	Provide an accessible route to bench or relocate bench to an accessible route.	1	
		C. Toilet & Bathing Rooms										
		H. Portable Toilet										
12	Portable Toilet	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	ADA 2010: 206.2.4 ADA 2010: 213.2	Locate portable toilet on an accessible route. Ensure 5% (at least 1) of portable toilets are accessible.	1	
		F. Play and Sport Areas										
		B. Play Areas										
13	North Side Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components	-	ADA 2010: 206.2.17.1	Ensure an accessible route is provided to one of each type of ground level play component. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
14	Swing at West Side Playground for Ages 3-6	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to at least one of each type of ground level play component (swings). Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	
15	West Side Playground for Ages 3-6	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to at least one of each type of ground level play component. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	
16	North Side Playground	Ext.		Play Areas	N/A		No compliant transfer system	20"	ADA 2010: 1008.3	Ensure transfer system is no less than 11" and no more than 18" above the ground.	1	
17	North Side Playground	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route to play area. (Trim grass or provide an asphalt patch.)	1	
18	West Side Playground for Ages 3-6	Ext.		Play Areas	N/A		Not connected to an accessible route Play areas not maintained in operable working condition	2.5" -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Provide an accessible route to play area. Ensure play area is maintained in operable working condition. (There is a 2 1/2" level change when entering the playground.) Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface installed level with the boundary.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
19	North Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure a stable, firm and slip resistant accessible route is provided to the swing set play area. **Note:** A significantly reduced running slope may not be technically feasible.	1	
20	North Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	
21	Swings - North Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	
		C. Field										
22	Route to Softball	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the softball field is connected to a stable, firm and slip resistant accessible route. (Provide an accessible route to the boundary of sport activity at the softball field.)	1	
23	Team Seating at Softball Field	Ext.		Field	Softball		Accessible route not provided Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4 ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to team seating on both baselines. Provide a 30" x 48" clear floor space at team seating.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
24	Bleachers - East of Softball	Ext.		Field	Softball		Accessible route not provided Accessible spaces not-provided at sidelines seating	-	ADA 2010: 221.2 ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to sideline seating. Provide a 30" x 48" stable, firm and slip resistant clear floor space at sideline seating.	1	
		D. Court										
25	Route to Basketball Court	Ext.		Court	Basketball		Court is not connected to an accessible route	19.6%	ADA 2010: 206.2.12	Ensure the basketball court is connected to an accessible route. Reduce running slope to be no steeper than 1:20 (5.00%). Note: A significantly reduced running slope may not be technically feasible.	1	
		Z. Best Practice										
		Accessible Parking										
26	Parking Near Playground for Ages 3-6	Ext.		Accessible Parking	N/A				o values defined>	Recommend providing a van accessible parking space at this location near the playground that is 96" wide min. with a marked access aisle 96" wide min., a sign with the International Symbol of Accessibility (ISA), and a designation sign with the words "Van Accessible" at the van accessible space. Mount sign 60" min. above the ground.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
A. Approach and Entrance												
A. Exterior Access Route												
1	Garden	Ext.		Exterior Access Route	Exterior		Route < 36" wide	-	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route throughout the interior of the garden.	1	-
2	Path South of Playground 1	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	14"	ADA 2010: 307	Provide a cane-detectable barrier 27" max. above the ground below the air conditioner.	1	-
3	Path to Baseball Field	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%) Level changes > 1/4"	- 4.7% 17.2% -	ADA 2010: 307 ADA 2010: 403.3 ADA 2010: 403.2 ADA 2010: 403.4	Trim low hanging branches in trees. Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max. **Note:** A significantly reduced running slope may not be technically feasible.	1	-
4	Southeast of Basketball Court - Playground 1	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	Exterior	ADA 2010: 302.3	Repair surface opening in asphalt.	-	-
5	West Entrance / Exit From Playground 1	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	1.5"	ADA 2010: 302.3	Repair surface opening in asphalt.	1	-

Branchville Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Path East of School From Baseball Field to Playground 2 for 3rd to 5th Grades	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	Exterior	ADA 2010: 302.3	Repair surface cracks.	1	-
7	Path South of Playground 1 K to 2nd Grade	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2" Level changes > 1/4" Doesn't prevent accumulation of water	- 5" -	ADA 2010: 302.3 ADA 2010: 403.4 ADA 2010: 302.1	Alter change in level to be 1/4" high max. Repair surface. (Patch asphalt.)	1	-
8	Path Southeast of Playground 1 K to 2nd Grade	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	3.1%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-
9	Path South of Playground 1 to Baseball Field	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	7.5%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-
10	Path Near Exit 5	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	7.4%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
11	Playground 2 for 3rd to 5th Grades	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	8.8%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-
12	Path to Gaga Ball - Playground 2	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	28%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-
13	Path Near Exit 5	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	5% 7.7%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%).	1	-
14	Path to Baseball Field	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	6% 11.9%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%). Note: A significantly reduced running slope may not be technically feasible.	1	-
15	Path East of School From Baseball Field to Playground 2 for 3rd to 5th Grades	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	4.6% 7.1%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	-

Branchville Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
16	Path Southeast of Playground 1 K to 2nd Grade	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Not maintained in operable working condition	3.8% -	ADA 2010: 403.3 ADA 2010: 402.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Ensure the accessible route is maintained in operable working condition. (Clear leaves and debris from path.)	1	-
17	Path East of School From Baseball Field to Playground 2 for 3rd to 5th Grades	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Not maintained in operable working condition	8% -	ADA 2010: 403.3 ADA 2010: 402.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Ensure the accessible route is maintained in operable working condition.	1	-
18	Path Near Exit 5	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	7.7%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%).	1	-
19	Path East of School From Baseball Field to Playground 2 for 3rd to 5th Grades	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	6.8%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%).	1	-
20	Gaga Ball - Playground 2	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Level changes > 1/4" Surface not stable, firm, and slip-resistant Not maintained in operable working condition	- - -	ADA 2010: 403.2 ADA 2010: 403.4 ADA 2010: 403.2 ADA 2010: 402.1	Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition.	1	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
21	Path South of Playground 1 Toward Baseball Field	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Not maintained in operable working condition	17.2% -	ADA 2010: 403.2 ADA 2010: 402.1	Reduce running slope to be no steeper than 1:20 (5%). Ensure the accessible route is maintained in operable working condition. **Note:** A significantly reduced running slope may not be technically feasible.	1	-
22	Path to Baseball Field	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	-	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	-
23	Near Swing Set - Playground 2 for 3rd to 5th Grades	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Surface not stable, firm, and slip-resistant Accessible route not provided	- - -	ADA 2010: 403.4 ADA 2010: 403.2 ADA 2010: 402.2	Alter change in level to be 1/4" high max. Ensure an accessible route is provided. Keep mat clear of debris, Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-
24	To Table and Benches by Garden Area	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Accessible route not provided	5.5" -	ADA 2010: 403.4 ADA 2010: 402.2	Alter change in level to be 1/4" high max. Ensure an accessible route is provided to the table and bench area by garden.	1	-
25	Seating Around Tree Near Buddy Bench - Playground 1 K to 2nd Grade	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Accessible route not provided	- -	ADA 2010: 403.2 ADA 2010: 402.2	Repair surface. Ensure an accessible route is provided to seating area at tree.	1	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
26	By Gate Near Playground 1 K to 2nd Grade	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	4"	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions. (Provide asphalt patch.)	1	-
27	Path Near Swing - Playground 1 K to 2nd Grade	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions. (Remove moss from path.)	1	-
28	Garden Path	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route through the garden is maintained in operable working condition. (Remove vegetation, ensure surface is compacted to the point of being stable, firm and slip-resistant.)	1	-
29	Path South of Playground 1 to Baseball Field	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions.	1	-
30	Gaga Ball - Playground 2	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. Remove debris and repair surface at Gaga Ball entry.	1	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
31	Path Southeast of Playground 1 K to 2nd Grade	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition Surface openings > 1/2"	- -	ADA 2010: 302.3 ADA 2010: 402.1	Patch asphalt. Ensure the accessible route is maintained in operable working condition. (Remove moss and leaves.)	1	-
	B. Access to Goods and Services											
	K. Operable Parts											
32	Garden Entry Gate	Ext.		Operable Parts	N/A		Element not on an accessible route	-	ADA 2010: 206.2.4	Ensure an accessible route is provided to the garden entry gate that is stable, firm and slip resistant.	1	-
	S. Picnic Tables											
33	Buddy Bench - Playground 1 K to 2nd Grade	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	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 that is stable, firm and slip resistant.	1	-
34	Table Near Garden	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 1 dining surface/picnic table with toe and knee clearance. Ensure that the dining surface is connected to an accessible route that is stable, firm and slip resistant.	1	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		T. Benches										
35	Bench at Playground 1 K to 2nd Grade	Ext.		Benches	N/A		No accessible route to 20% of benches	-	o values defined>	Provide an accessible route to bench that is stable, firm and slip resistant or relocate bench to an accessible route.	1	-
36	Benches Near Garden - Playground 1	Ext.		Benches	N/A		No accessible route to 20% of benches	-	o values defined>	Provide an accessible route that is stable, firm and slip resistant to 20% of benches (at least one) in this area.	1	-
37	Benches by Basketball Court Near Playground 2	Ext.		Benches	N/A		No accessible route to 20% of benches	-	o values defined>	Provide an accessible route that is stable, firm and slip resistant to 20% of benches (at least one) in this area or relocate benches to an accessible route.	1	-
38	Picnic Table - Playground 1 K to 2nd Grade	Ext.		Benches	N/A		No accessible route to 20% of benches Bench not maintained in operable working condition.	-	o values defined>	Provide an accessible route that is stable, firm and slip resistant to 20% of benches (at least 1) in this area. (Repair or replace bench.)	1	-
		F. Play and Sport Areas										
		B. Play Areas										
39	Play Tables - Playground 1 K to 2nd Grade	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant	- -	ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6	Ensure an accessible route is provided to one of each type of ground level play component. Sand surface is not stable, firm and slip-resistant to areas under and around play components. (Recommend poured-in-place rubber).	1	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
40	Play Structure - Playground 1 K to 2nd Grade	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-
41	Swing Set - Playground 2 for 3rd to 5th Grades	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	2" -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component. Ensure play area is maintained in operable working condition. Remove vegetation and excessive changes in level. (Recommend poured-in-place rubber playground surface throughout playground.)	1	-
42	Playground 2	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component. Ensure play area is maintained in operable working condition. (Recommend creating a level surface adjoining rest of playground with poured-in-place rubber.)	1	-
43	Near Gaga Ball - Playground 2	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	2" -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-
44	Play Structure - Playground 2 for 3rd to 5th Grades	Ext.		Play Areas	N/A		No compliant transfer system	19.5"	ADA 2010: 1008.3	Ensure transfer platform is between 11" and 18" of the ground.	1	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
45	Swing Set - Playground 2 for 3rd to 5th Grades	Ext.		Play Areas	N/A		Running slope > 1:20 (5.00%)	19.4%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%).	1	-
46	Play Structure - Playground 2 for 3rd to 5th Grades	Ext.		Play Areas	N/A		Running slope of ramps at ground level > 1:16 (6.25%)	15.6%	ADA 2010: 1008.2.5.3.2	Reduce the ramp run so it is no steeper than 1:16 (6.25%) to the extent doing so is feasible.	1	-
47	Play Structure - Playground 2 for 3rd to 5th Grades	Ext.		Play Areas	N/A		Running slope of ramps at ground level > 1:16 (6.25%)	7.5%	ADA 2010: 1008.2.5.3.2	Reduce the ramp run so it is no steeper than 1:16 (6.25%) to the extent doing so is feasible.	1	-
48	Swing Set - Playground 1 K to 2nd Grade	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Reduce excessive change in level under swings. (Recommend poured-in-place rubber surface at swings.)	1	-
49	Playground 2 for 3rd to 5th Grades	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. (Recommend replacing or resurfacing existing uneven poured-in-place rubber.)	1	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
50	Hoop - Playground 2	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-
		C. Field										
51	Baseball Field Team Seating	Ext.		Field	Baseball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a stable, firm and slip resistant 30"x48" clear floor space at team seating. Ensure team seating at both base lines is connected to an accessible route that is stable, firm and slip-resistant with a cross slope of 1:48 max. (2.08%) and a running slope of 1:20 max. (5.00%).	1	-
52	Path to Baseball Field	Ext.		Field	Baseball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the baseball field is connected to an accessible route. Provide a stable, firm and slip-resistant route to the boundary of sport activity at the baseball field with a cross slope of 1:48 max. (2.08%) and a running slope of 1:20 max. (5.00%).	1	-
		Z. Best Practice										
		Flower Bed										
53	Garden Flower Bed	Ext.		Flower Bed	N/A				o values defined>	Recommend providing at least one accessible flower bed with 27" min. knee and toe clearance an access to plants at a height that does not exceed 48".	1	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
				Gaga Ball Interior								
54	Gaga Ball - Playground 2	Ext.		Gaga Ball Interior	N/A				o values defined>	Recommend resurfacing interior of Gaga Ball Court with a new impact attenuating surface to reduce change in level and reduce tripping hazard.	1	-
				Gate								
55	Garden Entry Gate	Ext.		Gate	N/A				o values defined>	Recommend adjusting gate so it will open fully.	1	-
				'No Pets' Exterior Sign								
56	Secondary Entrance / Exit South of Playground 1	Ext.		'No Pets' Exterior Sign	N/A				o values defined>	Recommend duplicating sign at playground main entrance.	1	-

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
	A. Approach and Entrance												
		A. Exterior Access Route											
1	Path to Gaga Ball Pit - Near Portable Toilet	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Level changes > 1/4" Not maintained in operable working condition	6.1% - -	ADA 2010: 403.2 ADA 2010: 403.4 ADA 2010: 402.1	Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition. (Remove vegetation from walkway.)	1	-	$0
2	Sidewalk Towards Portable Toilet Near North Side Baseball	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	-	$0
3	Sidewalk buy Curb Ramp on Path Towards Concessions	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Not maintained in operable working condition	- -	ADA 2010: 403.4 ADA 2010: 402.1	Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition. (Remove vegetation from walkway.)	1	-	$0
4	Football Field Press Box and Sideline Seating	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Accessible route not provided	- -	ADA 2010: 403.2 ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to the sideline seating by the press box at the football field.	1	-	$0
5	Path to Gaga Ball Pit - Near Portable Toilet	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. (Remove vegetation in walkway.)	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
6	Path Near Gaga Ball Pit	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. (Remove vegetation from walkway, patch asphalt.)	1	-	$0
		B. Curb Ramp											
7	Curb - Sidewalk to South Side Soccer and Softball Fields	Ext.		Curb Ramp	N/A		Running slope > 1:12 (8.33%)	10.7%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%).	1	-	$0
8	Curb - Sidewalk to North Side Baseball / Football Field - Near Concessions	Ext.		Curb Ramp	N/A		Running slope > 1:12 (8.33%) Transition from curb ramp to street not flush	12.2% .5"	ADA 2010: 406.1 ADA 2010: 406.2	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.	1	-	$0
		B. Access to Goods and Services											
		C. Doors, Doorways, & Gates											
9	Entrance / Exit - Basketball Court	Ext.		Doors, Doorways, & Gates	Gate		Maneuvering clearance at door > 1:48 (2.08%)	7.4%	ADA 2010: 404.2.4.4	Alter so that the slope in all directions is no greater than 1:48 (2.08%) for five feet in all directions at door landing. Ensure there is 18" clear of stable, firm and slip resistant maneuvering clearance on the pull-side of the door.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
		J. Service Counter											
10	Concessions Near North Side Baseball Field and Football Fields	Ext.		Service Counter	N/A		Not connected to an accessible route Counter > 36" high Surface not stable, firm, and slip-resistant Obstructed by protruding objects	- 42" - 8.5"	ADA 2010: 206.2.4 ADA 2010: 904.4.1 & 904.4.2 ADA 2010: 307 ADA 2010: 302.1	Ensure the concession stand and service counter are connected to an accessible route. Provide a counter that is 36" max. above the ground and ensure the counter top does not protrude more than 4" from the outer wall. (Provide a cane detectible barrier 27" max. above the ground at the corner of the service counter.)	1	-	$0
		S. Picnic Tables											
11	Picnic Tables Near Press Box - North Side Baseball / Football Field	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 5% accessible picnic tables (at least 1) with toe and knee clearance in each area where picnic tables are provided. Ensure the accessible picnic table is connected to an accessible route.	1	-	$0
12	Picnic Tables Near Football Field	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 5% accessible picnic tables (at least 1) with toe and knee clearance in each area where picnic tables are provided. Ensure the accessible picnic table is connected to an accessible route.	1	-	$0
13	Picnic Tables Near Concessions and Football Field	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route Toe or knee clearance at tables not provided	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 5% accessible picnic tables (at least 1) with toe and knee clearance in each area where picnic tables are provided. Ensure the accessible picnic table is connected to an accessible route.	1	-	$0
		C. Toilet & Bathing Rooms											

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
		H. Portable Toilet											
14	Portable Toilet Near Basketball Court	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	ADA 2010: 206.2.4 ADA 2010: 213.2	Locate portable toilet on an accessible route. Ensure at least 5% of portable toilets (at least 1) are accessible.	1	-	$0
15	Portable Toilet by North Side Baseball and Concessions	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	ADA 2010: 206.2.4 ADA 2010: 213.2	Locate portable toilet on an accessible route. Ensure 5% of portable toilets (at least 1) are accessible.	1	-	$0
		F. Play and Sport Areas											
		B. Play Areas											
16	Southwest Side Softball Field	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	If case is used by students or members of the public, provide a stable, firm and slip resistant accessible route to the case.	1	-	$0
17	Gaga Ball Pit Near Basketball Court	Ext.		Play Areas	N/A		Not connected to an accessible route Surface not stable, firm, and slip-resistant	- -	ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6	Provide a stable, firm and slip resistant accessible route to the Gaga Ball pit with a maximum cross slope of 1:48 (2.08%) and a maximum running slope of 1:20 (5.00%). Remove vegetation from walkway.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
		C. Field											
18	Southwest Side Softball Field Team Seating Third Base Side	Ext.		Field	Softball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30"x48" stable, firm and slip resistant clear floor space at the third base side team seating. Ensure team seating is connected to an accessible route.	1	-	$0
19	Southeast Side Softball Field Third Base Team Seating	Ext.		Field	Softball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30"x48" stable, firm and slip resistant clear floor space at the third base side team seating. Ensure team seating is connected to an accessible route.	1	-	$0
20	North Side Baseball Field Third Base Team Seating	Ext.		Field	Baseball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30"x 48" stable, firm and slip resistant clear floor space at the first base side team seating. Ensure team seating is connected to an accessible route.	1	-	$0
21	North Side Baseball Field First Base Team Seating	Ext.		Field	Baseball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30"x48" stable, firm and slip resistant clear floor space at the first base side team seating. Ensure team seating is connected to an accessible route.	1	-	$0
22	Southeast Side Softball Field First Base Team Seating	Ext.		Field	Softball		Accessible spaces not-provided at team seating Accessible spaces not-provided at sidelines seating Field not connected to an accessible route	- - -	ADA 2010: 221.2.1.4 ADA 2010: 221.2 ADA 2010: 206.2.2	Provide a 30"x48" stable, firm and slip resistant clear floor space at the first base side team seating. Ensure team seating is connected to an accessible route.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
23	Southwest Side Softball Field Team Seating First Base Side	Ext.		Field	Softball		Accessible spaces not-provided at team seating Field not connected to an accessible route	- -	ADA 2010: 221.2.1.4 ADA 2010: 206.2.2	Provide a 30"x48" stable, firm and slip resistant clear floor space at the first base side team seating. Ensure softball field is connected to an accessible route. Provide a stable, firm and slip resistant accessible route to the boundary of sport activity at the softball field that also connects to team seating.	1	-	$0
24	Southwest Side Softball Field First Base Sideline Seating	Ext.		Field	Softball		Accessible spaces not-provided at sidelines seating	-	ADA 2010: 221.2	Provide a 30"x48" stable, firm and slip resistant clear floor space at first base side sideline seating. Ensure sideline seating is connected to an accessible route.	1	-	$0
25	Southeast Side Softball Field First Base Sideline Seating	Ext.		Field	Softball		Accessible spaces not-provided at sidelines seating	-	ADA 2010: 221.2	Provide a 30"x48" stable, firm and slip resistant clear floor space at sidelines seating. Ensure sideline seating is connected to an accessible route.	1	-	$0
26	Bleachers Near Press Box at Football Field	Ext.		Field	Football		Accessible spaces not-provided at sidelines seating	-	ADA 2010: 221.2	Provide a stable, firm and slip resistant 30"x48" clear floor space at sidelines seating that is connected to an accessible route.	1	-	$0
27	North Side Baseball Field Sideline Seating First Base Side	Ext.		Field	Baseball		Accessible spaces not-provided at sidelines seating	-	ADA 2010: 221.2	Provide a stable, firm and slip resistant 30"x48" clear floor space at sidelines seating that is connected to an accessible route.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
28	To Soccer Field From Sidewalk	Ext.		Field	Soccer		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure soccer field is connected to an accessible route. (Provide a stable, firm and slip resistant accessible route to the boundary of sport activity at the soccer field with a maximum cross slope of 1:48 (2.08%) and a maximum running slope of 1:20 (5.00%) connecting to the existing walkway at this location or starting by the walkway near the basketball court.)	1	-	$0
29	To Southwest Side Softball Field From Sidewalk	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the southwest side softball field is connected to an accessible route. (Provide a stable, firm and slip resistant accessible route to the boundary of sport activity at the softball field with a maximum cross slope of 1:48 (2.08%) and a maximum running slope of 1:20 (5.00%).	1	-	$0
30	Southeast Side Softball Field	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the southeast side softball field is connected to an accessible route. (Provide a stable, firm and slip resistant accessible route to the boundary of sport activity at the southeast side softball field with a maximum cross slope of 1:48 (2.08%) and a maximum running slope of 1:20 (5.00%). Recommend starting at existing accessible route by the basketball court.	1	-	$0
31	Football Field	Ext.		Field	Football		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity at the football field is connected to an accessible route.	1	-	$0
32	North Side Baseball Field	Ext.		Field	Baseball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity at the baseball field is connected to a stable, firm and slip resistant accessible route with a maximum cross slope of 1:48 (2.08%) and a maximum running slope of 1:20 (5.00%).	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
33	Bullpen at North Side Baseball Field	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	ADA 2010: 206.2.2	Provide a stable, firm and slip resistant accessible route to practice area (baseball bullpen.)	2	-	$0
34	North Side Baseball Field Field Entry on Third Base Side	Ext.		Field	Baseball		Field not maintained in operable working condition	.75	28 CFR Part 35.133	Ensure baseball field boundary of sport activity access point is maintained in operable working condition. (Via maintenance, reduce change in level to 1/4" max.)	1	-	$0
35	North Side Baseball Field Field Entry on First Base Side	Ext.		Field	Baseball		Field not maintained in operable working condition	3"	28 CFR Part 35.133	Ensure baseball field boundary of sport activity access point is maintained in operable working condition. (Via maintenance, reduce change in level to 1/4" max.)	1	-	$0
	Z. Best Practice												
	Press Box Entry Door												
36	Press Box Near Football Field	Ext.		Press Box Entry Door	N/A				o values defined>	Recommend providing a stable, firm and slip resistant accessible route to the press box entry door and reducing the door threshold to 1/2" max. **Note:** Due to the size of the press box and other press box features, an accessible route to the press box is not required.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
	A. Approach and Entrance												
		A. Exterior Access Route											
1	Route Through Garden	Ext.		Exterior Access Route	Exterior		Route < 36" wide	34.5"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route through the garden.	1	-	$0
2	Route Through Garden	Ext.		Exterior Access Route	Exterior		Route < 36" wide	31.5"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route through the garden.	1	-	$0
3	Path Along School Building - East Side Playground	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	14.5"	ADA 2010: 307	Provide a cane-detectable barrier 27" max. above the ground below the window air conditioner.	1	-	$0
4	Entrance/Exit to North Parking Lot - East Side Playground	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2" Cross slope > 1:48 (2.08%)	.75" 5.1%	ADA 2010: 302.3 ADA 2010: 403.3	Repair surface cracks. Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	$0
5	Path to Multipurpose Fields	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	14.9%	ADA 2010: 403.2	Connect to an accessible route from the parking lot and the east-side playground. Reduce running slope to be no steeper than 1:20 (5.00%) or provide a ramp that is no steeper than 1:12 (8.33%) resulting in an accessible route to the boundary of sport activity. Note: A significantly reduced running slope may not be technically feasible.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
6	From West Side Playground to Basketball Court	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	6.8%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	$0
7	Garden Entrance/Exit	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Accessible route not provided	- -	ADA 2010: 403.4 ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to the garden entrance.	1	-	$0
8	Route Through Garden	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Not maintained in operable working condition	- -	ADA 2010: 403.2 ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. (Remove undergrowth and ensure accessible route is compacted so that it is stable, firm and slip resistant.)	1	-	$0
9	Path Along School Building - East Side Playground	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Repair 1" surface opening.	1	-	$0
10	From West Side Playground to Basketball Court	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Repair surface cracks and ensure the accessible route is maintained in operable working condition.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
11	Entrance/Exit - Path to Softball Field and Garden From East Side Playground	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to the boundary of sport activity at the multipurpose fields, the boundary of sport activity at the softball field and to the garden entrance.	1	-	$0
12	Path South of East Side Playground to Softball Field & Garden From Adjacent Parking Lot	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided towards the multipurpose fields, the boundary of sport activity at the softball field, and to the garden entrance.	1	-	$0
13	Entrance/Exit by Picnic Tables - Path to Softball Field and Garden From East Side Playground	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to the boundary of sport activity at the softball field and to the garden entrance.	1	-	$0
14	Bike Rack - West Side Playground	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Provide a stable, firm and slip resistant accessible route to the bike rack or relocate bike rack on an accessible route.	1	-	$0
	B. Access to Goods and Services												
	C. Doors, Doorways, & Gates												
15	Entrance/Exit From North Parking Lot - East Side of Playground	Ext.		Doors, Doorways, & Gates	Gate		Maneuvering clearance at door > 1:48 (2.08%)	7.8%	ADA 2010: 404.2.4.4	Alter so that the slope in all directions is no greater than 1:48 (2.08%) at the gate entry. (Provide a level landing at the gate entry.)	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
		S. Picnic Tables											
16	Picnic Table - Southeast of School Near East Side Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided	6"	ADA 2010: 902.2	Provide at least 1 accessible picnic table with toe and knee clearance.	1	-	$0
17	Path to Picnic Tables	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- - -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 1 picnic table with toe and knee clearance. Ensure that the picnic table is connected to a stable, firm and slip resistant accessible route.	1	-	$0
18	Picnic Tables - West Side Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 1 accessible picnic table with toe and knee clearance. Ensure that the picnic tables are connected to an accessible route. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
		T. Benches											
19	Buddy Bench - East Side Playground	Ext.		Benches	N/A		No accessible route to 20% of benches	-	o values defined>	Provide an accessible route to 20% of (at least 1) benches in this area. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
20	Buddy Bench - West Side Playground	Ext.		Benches	N/A		No accessible route to 20% of benches	-	o values defined>	Provide an accessible route to 20% of (at least 1) benches in this area. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
		C. Toilet & Bathing Rooms											

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
		H. Portable Toilet											
21	Portable Toilet - Entrance/Exit From Parking Lot Adjacent to East Side Playground	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	ADA 2010: 206.2.4 ADA 2010: 213.2	Locate portable toilet on an accessible route. Ensure that 5% (at least 1) of portable toilets are accessible.	1	-	$0
		F. Play and Sport Areas											
		B. Play Areas											
22	Gaga Ball Pit - West Side Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components	-	ADA 2010: 206.2.17.1	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground. Provide 32" wide min. entry gate.	1	-	$0
23	Swing - West Side Playground	Ext.		Play Areas			Accessible route not provided to ground level play components Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
24	East End of West Side Playground	Ext.		Play Areas			No accessible route to 20% of benches Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Provide an accessible route to 20% of (at least one) benches in this area. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
25	Play Structure with Ramp - East Side Playground	Ext.		Play Areas	N/A		Handrails not provided at both sides if rise is > 6" Running slope of ramps at ground level > 1:16 (6.25%) Play areas not maintained in operable working condition	9.4%	ADA 2010: 405.8 ADA 2010: 1008.2.5.3.2 28 CFR Part 35.133	Provide handrails on both sides. Ensure the ramp run is no steeper than 1:16 (6.25%). Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
26	East End of West Side Playground	Ext.		Play Areas	N/A		Not connected to an accessible route	8.9%	ADA 2010: 206.2.17.1	Provide an accessible route to play areas. Reduce running slope at playground entrance to 1:20 (5.00%).	1	-	$0
27	Swing Near Play Structure With Ramp - East Side Playground	Ext.		Play Areas	N/A		Not connected to an accessible route Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Provide an accessible route to play areas. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
28	Play Structure With Ramp - East Side Playground	Ext.		Play Areas			Running slope of ramps at ground level > 1:16 (6.25%)	8.4%	ADA 2010: 1008.2.5.3.2	Ensure the ramp run is no steeper than 1:16 (6.25%). If the ramp rise is less than 6" handrails are not required.	1	-	$0
29	Picnic Table - East Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
30	Play Structure 1 South of Playground - West Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
		C. Field											
31	Softball Field	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity at the softball field is connected to a stable, firm and slip resistant accessible route.	1	-	$0
32	Softball Field	Ext.		Field	Softball		Accessible route not provided Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4 ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to team and sideline seating at both the first and third base side of the softball field. Provide a 30" x 48" stable, firm and slip resistant clear floor space at team and sideline seating.	1	-	$0
		Z. Best Practice											
		Accessible Parking											
33	Parking Lot Adjacent to East Side Playground	Ext.		Accessible Parking	N/A				o values defined>	Recommend providing a van accessible parking space near the playground.	1	-	$0
		Bench											
34	Garden	Ext.		Bench	Exterior				o values defined>	Recommend providing a bench with arms and a bench with a back.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
				Walkway									
35	Near East Side Playground	Ext.		Walkway	Exterior				o values defined>	Recommend providing a curb ramp at this location.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
	A. Approach and Entrance												
		A. Exterior Access Route											
1	Garden	Ext.		Exterior Access Route	Exterior		Route < 36" wide Surface not stable, firm, and slip-resistant Accessible route not provided	- - -	ADA 2010: 403.5.1 ADA 2010: 403.2 ADA 2010: 402.2	Ensure that a clear width of 36" min. is maintained at the accessible route to at least one example of each garden feature in both garden areas. Ensure a stable, firm and slip resistant accessible route is provided within both garden areas. Recommend 60" turning radius or T-Turn at end of accessible routes that don't continue.	1	-	$0
2	Exit - Near South Side Playground	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	20"	ADA 2010: 307	Provide a cane detectable barrier 27" max. above the ground under the window air conditioner.	1	-	$0
3	Path From South Side Playground to Parking Lot	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2" Cross slope > 1:48 (2.08%) Level changes > 1/4"	1.5" 3.3% .5"	ADA 2010: 302.3 ADA 2010: 403.3 ADA 2010: 403.4	Reduce cross slope to be no steeper than 1:48 (2.08%). Alter change in level to be 1/4" high max. Remove vegetation, patch asphalt.	1	-	$0
4	Path From South Side Playground to Parking Lot	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2" Not maintained in operable working condition	Sidewalk -	ADA 2010: 302.3 ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. Remove vegetation, patch asphalt.	1	-	$0
5	Path From South Side Playground to Parking Lot	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	5.1%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	$0

Ridgebury Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
6	Path From West Exit to Southwest Side Playground	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%) Not maintained in operable working condition	5.5% 14.5% -	ADA 2010: 403.3 ADA 2010: 403.2 ADA 2010: 402.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition. **Note**: A significantly reduced running slope may not be technically feasible.	1	-	$0
7	Path From South Side Playground to Parking Lot	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	11.1%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5.00%). **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0
8	To Stair from Lower Level Parking Lot	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Level changes > 1/4"	10.5% 1.25"	ADA 2010: 403.2 ADA 2010: 403.4	Reduce running slope to be no steeper than 1:12 (8.33%) if changed to a curb ramp or 1:20 (5.00%) if a walkway. Alter change in level to be 1/4" high max. If curb ramp, ensure transition to parking lot is flush.	1	-	$0
9	Southwest Side Playground to Northwest Side Playground	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Not maintained in operable working condition Accessible route not provided	- - -	ADA 2010: 403.2 ADA 2010: 402.1 ADA 2010: 402.2	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition. Ensure an accessible route is provided. **Note**: A significantly reduced running slope may not be technically feasible.	1	-	$0
10	Path to Garden From Parking Lot	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Accessible route not provided	22.7% -	ADA 2010: 403.2 ADA 2010: 402.2	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure a stable, firm and slip resistant accessible route is provided to entry at garden. **Note**: A significantly reduced running slope may not be technically feasible.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
11	To Stair from Lower Level Parking Lot	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	-	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	-	$0
12	Blacktop Near Southwest Side Playground	Ext.		Exterior Access Route	Walkway		Level changes > 1/4" Not maintained in operable working condition	- -	ADA 2010: 403.4 ADA 2010: 402.1	If this area is part of the accessible route between amenities, alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition. (Remove vegetation, patch asphalt.)	1	-	$0
13	Path to Basketball Court & South Side Playground From Southwest Side Playground	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. Maintain and repair surface, patch asphalt.	1	-	$0
14	Basketball Court Near Southwest Side Playground	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. Remove vegetation, patch asphalt. **Note**: South exit can be start of accessible route to both the northwest and south side playgrounds.	1	-	$0
	E. Entrance												
15	Path From West Exit to Southwest Side Playground	Ext.		Entrance	Other		Directional sign to accessible entrance not provided	- 4.4%	ADA 2010: 216.6	Provide a directional sign indicating the location of the nearest accessible entrance.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
16	Exit - Near Basketball Court	Ext.		Entrance	Secondary Entrance		Maneuvering clearance(s) not provided Maneuvering clearance at door > 1:48 (2.08%) Threshold > 1/2" high	- 10.6% 1.5"	ADA 2010: 404.2.4 ADA 2010: 404.2.4.4 ADA 2010: 404.2.5	Provide 18" min. pull-side maneuvering clearance at door. Alter so that the slope in all directions is no greater than 1:48 (2.08%). Provide 5' deep min. level landing at door. Alter threshold to be 1/2" high max. **Note:** IHCD team was asked to call out issues with this door and not to just direct visitors to the nearest accessible entrance.	1	-	$0
	B. Access to Goods and Services												
	C. Doors, Doorways, & Gates												
17	Entrance/Exit - Garden	Ext.		Doors, Doorways, & Gates	Gate		Surface not stable, firm, and slip-resistant at entrance Threshold > 1/2" high Hardware not operable with a closed fist	- 1.5" -	ADA 2010: 404.2.4.4 ADA 2010: 404.2.5 ADA 2010: 309	Ensure a stable, firm and slip resistant accessible route connects to the garden entry doors. Alter thresholds to be 1/2" high max. If door latches are operated by students or members of the public, provide garden door hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	-	$0
18	Exit - Near Basketball Court	Ext.		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. **Note**: IHCD team was asked to call out issues with this door and not to just direct visitors to the nearest accessible entrance.	1	-	$0
19	Exit - Near South Side Playground	Ext.		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	ADA 2010: 309	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	-	$0
	E. Stairways												
20	Stair from Main Upper Level Parking Lot to Lower Level Parking Lot	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Top: Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
21	To Stair from Lower Level Parking Lot	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs	11.25"	ADA 2010: 505.10.2 & 505.10.3	Bottom: On left side handrail, ensure that the sloped bottom extension extends one tread depth minimum beyond last riser nosing in same direction as stair flight.	1	-	$0
22	Stair from Main Upper Level Parking Lot to Lower Level Parking Lot	Ext.		Stairways	Exterior		Not maintained in operable working condition	1"	28 CFR Part 35.133	Ensure stairs are maintained in operable working condition. Remove vegetation and provide a patch to remove the 1" change in level at the first step.	1	-	$0
		T. Benches											
23	Buddy Bench at Southwest Side Playground	Ext.		Benches	N/A		No accessible route to 20% of benches 20% of benches have clear space < 36" x 48"	- -	o values defined>	Provide an accessible route to 20% of benches (at least 1) in each area where benches are provided or relocate bench to an accessible route. Ensure that 20% of benches (at least 1) have a stable, firm and slip resistant clear floor space of 36" wide min. by 48" deep min. adjacent to one end of the bench.	1	-	$0
24	Benches Near South Parking Lot	Ext.		Benches	N/A		No accessible route to 20% of benches 20% of benches have clear space < 36" x 48"	- -	o values defined>	Provide an accessible route to 20% of benches (at least 1) in each area where benches are provided or relocate bench to an accessible route. Ensure that 20% of benches (at least 1) have a stable, firm and slip resistant clear floor space of 36" wide min. by 48" deep min. adjacent to one end of the bench.	1	-	$0
		C. Toilet & Bathing Rooms											
		H. Portable Toilet											
25	Portable Toilet - Main Upper Level Parking Lot	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	ADA 2010: 206.2.4 ADA 2010: 213.2	Locate portable toilet on an accessible route. (Do not allow portable toilet to be located in an accessible parking space access aisle as is the case in this instance.) Ensure that at least 5% of portable toilets (at least 1) is accessible.	1	-	$0

Ridgebury Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
	F. Play and Sport Areas												
		B. Play Areas											
26	Swing - Southwest Side Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Not connected to an accessible route Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component. Provide an accessible route to play areas. Maintain in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
27	Near Northwest Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant	- -	ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6	Ensure an accessible route is provided to one of each type of ground level play component. Provide a stable, firm and slip-resistant accessible route from the northwest playground to and around play component. Ensure accessible route has a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max.	1	-	$0
28	Northwest Side Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component (swing set). Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
29	Southwest Side Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Provide accessible route to, under and around play structure and swing set. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
30	Path to Southwest Side Playground	Ext.		Play Areas	N/A		Not connected to an accessible route	23.8%	ADA 2010: 206.2.17.1	Provide an accessible route to play areas. **Note**: A significantly reduced running slope may not be technically feasible.	1	-	$0

Ridgebury Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
31	South Side Kindergarten Playground (Under Construction) Near Basketball Court	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route to kindergarten play areas once renovations to play area are complete. Remove vegetation, patch asphalt, reduce cross slope in accessible route to 1:48 (2.08%) max. IHCD recommends a poured-in-place rubber surface to, under and around play components in the kindergarten playground.	1	-	$0
32	Southwest Side playground to Northwest Side Playground	Ext.		Play Areas	N/A		Not connected to an accessible route Surface not stable, firm, and slip-resistant	17% -	ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6	Provide an accessible route to play areas. Ensure that surface is stable, firm, and slip-resistant with a cross slope of 1:48 (2.08%) max.and a running slope of 1:20 (5.00%) max. Note: A significantly reduced running slope may not be technically feasible.	1	-	$0
33	Northwest Side Playground	Ext.		Play Areas	N/A		Not connected to an accessible route Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Provide an accessible route to the playground with a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
		C. Field											
34	Softball Field Team Seating Third Base Side	Ext.		Field	Softball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30" x 48" stable, firm and slip resistant clear floor space at team seating connected to the accessible route to the boundary of sport activity at the softball field.	1	-	$0
35	Softball Field Team Seating First Base Side	Ext.		Field	Softball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30" x 48" stable, firm and slip resistant clear floor space at team seating connected to the accessible route to the boundary of sport activity at the softball field.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
36	Softball Field	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure softball field is connected to an accessible route. Provide an accessible route to the boundary of sport activity at the softball field with a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max. **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0
37	Softball Field Third Base Side	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure softball field is connected to an accessible route. Provide an accessible route to the boundary of sport activity at the softball field with a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max.	1	-	$0
38	Softball Field First Base Side	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure softball field is connected to an accessible route. Provide an accessible route to the boundary of sport activity at the softball field with a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max.	1	-	$0
	D. Court												
39	Volleyball Near Northwest Side Playground	Ext.		Court	Volleyball		Court is not connected to an accessible route	-	ADA 2010: 206.2.12	Ensure the volleyball court is connected to an accessible route. Provide an accessible route from the northwest playground to the boundary of sport activity at the volleyball court. Ensure accessible route has a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max. Note: A significantly reduced running slope may not be technically feasible.	1	-	$0
40	Basketball Court Near South Side Playground	Ext.		Court	Basketball		Court is not connected to an accessible route	-	ADA 2010: 206.2.12	Ensure the boundary of sport activity at the basketball court is connected to an accessible route. Maintain and repair surface, patch asphalt.	1	-	$0
	Z. Best Practice												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
		Braille on											
41	Southwest Side Playground	Ext.		Braille on lay Element	N/A				o values defined>	Recommend lowering top line of braille to 48" max. above the ground.	1	-	$0
		Flower Bed											
42	Garden Flower Bed	Ext.		Flower Bed	N/A			-	o values defined>	Recommend providing at least one accessible flower bed with 27" min. knee and toe clearance that is located on an accessible route.	1		$0

Tiger Hollow Football Stadium Ridgefield High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
	A. Approach and Entrance												
		A. Exterior Access Route											
1	Path Near Sub Varsity Field - Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Route < 36" wide	-	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate equipment so the accessible route is maintained.	1	-	$0
2	Stair Near Tennis Court	Ext.		Exterior Access Route	Exterior		Route < 36" wide	-	ADA 2010: 403.5.1	Relocate trash can to ensure that a clear width of 36" min. is maintained at the accessible route.	1	-	$0
3	Path to Tennis Courts From East Side Softball Field	Ext.		Exterior Access Route	Exterior		Route < 36" wide Not maintained in operable working condition	30" -	ADA 2010: 403.5.1 ADA 2010: 402.1	Ensure that a clear width of 36" min. is maintained at the accessible route. Ensure the accessible route is maintained in operable working condition.	1	-	$0
4	Path to Stair Near Dugout 2 - East Side Softball Field	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	9.75"	ADA 2010: 307	Provide a cane-detectable barrier located 27" max. above the finished floor under the eaves.	1	-	$0
5	Near Vending Machine and Outdoor Picnic	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	-	ADA 2010: 307	Trim low hanging branches in trees so none fall below 80" above the ground.	1	-	$0

Tiger Hollow Football Stadium Ridgefield High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
6	Path to Softball Field From Accessible Parking at Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects Surface openings > 1/2"	- -	ADA 2010: 307 ADA 2010: 302.3	Trim low hanging branches in trees so none fall below 80" above the ground. Repair surface. Patch opening in asphalt.	1	-	$0
7	Path Near Storage - Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects Cross slope > 1:48 (2.08%)	4.5%	ADA 2010: 307 ADA 2010: 403.3	Provide a cane-detectable barrier 27" max. above the ground. Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	$0
8	Ramp - Tennis Courts	Ext.		Exterior Access Route	Exterior		Handrails not provided at both sides if rise is > 6" No intermediate landing, total rise is > 30'	-	ADA 2010: 405.8	**Note:** IHCD recommends a new compliant ramp be provided. See image in narrative report. **Note:** IHCD team was told that the bleacher sideline seating is not supposed to be located on the existing ramp. Bleacher should be locating on an accessible route and include accessible clear floor space for accessible seating.	1	-	$0
9	Path Near Storage - Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	-	ADA 2010: 302.3	Replace so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel.	1	-	$0
10	Path to Stair Near Vending Machine and Outdoor Picnic	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	7"	ADA 2010: 302.3	Repair surface opening. Provide a concrete patch.	1	-	$0

Tiger Hollow Football Stadium Ridgefield High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
11	Stair Near Storage - Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2" Accessible route not provided	- -	ADA 2010: 302.3 ADA 2010: 402.2	Replace grate so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel. Ensure an accessible route is provided.	1	-	$0
12	Path to Deteriorated Multipurpose Field Staircase From East Side Softball Field	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	5.4% 17.1%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%). Note: A significantly reduced running slope may not be technically feasible.	1	-	$0
13	Opposite Stair - Path to Tiger Hollow Stadium Parking Lot From West Side Softball Field	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%) Level changes > 1/4"	8.3% 7.9% .5"	ADA 2010: 403.3 ADA 2010: 403.2 ADA 2010: 403.4	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%). Alter change in level to be 1/4" high max.	1	-	$0
14	Locker Rooms to Field	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%) Accessible route not provided	- - -	ADA 2010: 403.3 ADA 2010: 403.2 ADA 2010: 402.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route is provided between field and locker rooms. A route of about 200' is required. **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0
15	Near Stair by West Side Softball Field - West Side Upper Level Parking Lot	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Not maintained in operable working condition	3.6% -	ADA 2010: 403.3 ADA 2010: 402.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Ensure the accessible route is maintained in operable working condition. Remove vegetation at walkway transition.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
16	Path Near Stair by Storage - Tiger Hollow Stadium	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%) Not maintained in operable working condition	10.1% -	ADA 2010: 403.3 ADA 2010: 402.1	If route is used by students or members of the public, reduce cross slope to be no steeper than 1:48 (2.08%). Ensure the accessible route is maintained in operable working condition. Remove vegetation.	1	-	$0
17	Path Near Stair by Storage - Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Not maintained in operable working condition	3.2% -	ADA 2010: 403.3 ADA 2010: 402.1	If route is used by students or members of the public, reduce cross slope to be no steeper than 1:48 (2.08%). Ensure the accessible route is maintained in operable working condition. Remove vegetation.	1	-	$0
18	Path to Softball Field From Accessible Parking at Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Not maintained in operable working condition	4.2% -	ADA 2010: 403.3 ADA 2010: 402.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Ensure the accessible route is maintained in operable working condition. Patch asphalt.-	1	-	$0
19	Path to Softball Field From Accessible Parking at Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	6.6%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	$0
20	Path to Softball Field From Accessible Parking at Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Not maintained in operable working condition	6.1% -	ADA 2010: 403.2 ADA 2010: 402.1	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition. Patch asphalt.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
21	Path to Stair Near Dugout 2 - East Side Softball Field	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Accessible route not provided	21.3% -	ADA 2010: 403.2 ADA 2010: 402.2	Reduce running slope to be no steeper than 1:20 (5.00%) between stairs and walkway. Ensure an accessible route is provided. **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0
22	Path to West Side Softball Field From Opposite Stair	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Accessible route not provided	- -	ADA 2010: 403.2 ADA 2010: 402.2	**Note:** A significantly reduced running slope may not be technically feasible. Provide sign to more accessible route. See new proposed accessible route to west side softball field in narrative report.	1	-	$0
23	Dugout 1 Near Parking Lot - East Side Softball Field	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max. **Note:** Route reduces to 33" clear width, but does not do so for more than 24" in length.	1	-	$0
24	Dugout 2 - East Side Softball Field	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	-	$0
25	Path to Tennis Courts From East Side Softball Field	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	.5"	ADA 2010: 403.4	Alter change in level to be 1/4" high max. Remove vegetation.	1	-	$0

Tiger Hollow Football Stadium Ridgefield High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
26	Tennis Court Entrance Near Stair	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	-	$0
27	Near Stair by West Side Softball Field - West Side Upper Level Parking Lot	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Not maintained in operable working condition	- -	ADA 2010: 403.4 ADA 2010: 402.1	Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition. Remove vegetation at walkway transition.	1	-	$0
28	Path to Tennis Courts From East Side Softball Field	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Not maintained in operable working condition Accessible route not provided	- - -	ADA 2010: 403.2 ADA 2010: 402.1 ADA 2010: 402.2	Ensure the accessible route is maintained in operable working condition. Ensure an accessible route is provided that is firm, stable and slip resistant.	1	-	$0
29	Path From Dugout 1 Near Parking Lot to Dugout 2 - East Side Softball Field	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. Store hose so that it does not interfere with the required clear width at the accessible route.	1	-	$0
30	Dugout 2 - East Side Softball Field	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. Remove dirt from asphalt. **Note:** Route reduces to 34.5" clear width, but does not do so for more than 24" in length.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
31	Near West Side Softball Field	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. Repair deteriorated asphalt as needed in areas where students or members of the public walk on this route. **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0
32	Path From Stair Near Storage to Locker Rooms	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition and that it is stable, firm and slip resistant.	1	-	$0
33	Path to Softball Field From Accessible Parking at Tiger Hollow Stadium	Ext.		Exterior Access Route	Walkway		Not maintained in operable working condition	.75"	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. Patch asphalt.	1	-	$0
34	Path to Softball Field From Accessible Parking at Tiger Hollow Stadium	Ext.		Exterior Access Route	Walkway		Not maintained in operable working condition	.5"	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. Patch asphalt.	1	-	$0
35	Stair Near West Side Softball Field	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition Level changes > 1/4"	Exterior -	ADA 2010: 403.4 ADA 2010: 402.1	Alter change in level at bottom stair landing to be 1/4" high max. Ensure the accessible route is maintained in operable working condition between bottom stair landing and the existing route. Remove vegetation, ensure surface is stable, firm and slip resistant.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
36	Dugout 1 Near Parking Lot - East Side Softball Field	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition Accessible route not provided	- 30"	ADA 2010: 402.1 ADA 2010: 402.2	Ensure the accessible route is maintained in operable working condition. Remove dirt from asphalt surface. Ensure an accessible route is provided. Widen opening at fence to at least 32" clear width to provide an accessible route to the boundary of sport activity.	1	-	$0
37	Path to Batting Cage - East Side Softball Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided to the entry of the batting cage. (Provide a 36" wide min. stable, firm and slip resistant surface with a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max.	1	-	$0
38	Dugout 2 - East Side Softball Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	25.75"	ADA 2010: 402.2	Ensure the accessible route is maintained in operable working condition. Remove dirt from asphalt surface. Ensure an accessible route is provided. Widen opening at fence to at least 32" clear width to provide an accessible route to the boundary of sport activity.	1	-	$0
39	Dugout 1 to Dugout 2 - West Side Softball Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided to the storage box if it is used by students or members of the public.	1	-	$0
40	Bleachers - Sub Varsity Field - Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route to the sideline bleacher seating is provided. See narrative report for image indicating the location of a suggested accessible route.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
41	Discuss Area by Multipurpose Field - Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to the boundary of sport activity at the discus area.	1	-	$0
42	Shot Put Area - Multipurpose Field - Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to the boundary of sport activity at the shot put area.	1	-	$0
43	Stair Near Multipurpose Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to the stair landing.	1	-	$0
44	Accessible Parking Space - Tiger Hollow Stadium	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Relocate accessible parking spot or provide striping 60" deep min. where the parking space meets the brick transition so that the accessible route is not blocked by a parked car.	1	-	$0
45	Proposed Location for Path to Tennis Courts	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Provide a new compliant ramp to the tennis courts at approximately this location. See the image in narrative report.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
46	To Locker Rooms	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided that is stable, firm and slip resistant.	1	-	$0
47	Locker Rooms to Vending Machine and Outdoor Picnic Area	Ext.		Exterior Access Route	Exterior		Accessible route not provided Level changes > 1/4"	8" -	ADA 2010: 403.4 ADA 2010: 402.2	Provide a compliant ramp with a running slope no steeper than 1:12 (8.33%) or alter change change in level to be 1/4" high max.	1	-	$0
48	Path at Multipurpose Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided Surface not stable, firm, and slip-resistant	- -	ADA 2010: 403.2 ADA 2010: 402.2	Ensure an accessible route is provided to the boundary of sport activity at the multipurpose field.	1	-	$0
	B. Access to Goods and Services												
	B. Interior Access Route												
49	Near Locker Rooms	Ext.		Interior Access Route	N/A		Accessible route not provided	-	ADA 2010: 206.2.4	Provide an accessible route. Provide an exterior platform lift between the two levels of this building.	1	-	$0
	C. Doors, Doorways, & Gates												
50	Ramp - Tennis Courts	Ext.		Doors, Doorways, & Gates	Gate		Maneuvering clearance(s) not provided	-	ADA 2010: 404.2.4	Widen path to provide 18" min. maneuvering clearance at pull side of gate.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
51	Entrance at Accessible Parking Space - Tiger Hollow Stadium	Ext.		Doors, Doorways, & Gates	Gate		Maneuvering clearance at door > 1:48 (2.08%)	6%	ADA 2010: 404.2.4.4	Alter so that the slope in all directions at gate landing is no greater than 1:48 (2.08%).	1	-	$0
		D. Ramps											
52	Ramp - Tennis Courts	Ext.		Ramps	Exterior		Handrails not provided at both sides if rise is > 6" No intermediate landing, total rise is > 30'	- -	ADA 2010: 405.8	**Note:** IHCD recommends a new compliant ramp be provided. See image in narrative report.	1	-	$0
		E. Stairways											
53	Stair Near Multipurpose Field	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs Handrails have non-compliant cross section Handrail not provided on both sides Not maintained in operable working condition	- - - -	ADA 2010: 505.10.2 & 505.10.3 ADA 2010: 505.7 ADA 2010: 505.2 28 CFR Part 35.133	Renovate or replace stairs with compliant handrails, landings and steps.	1	-	$0
54	Stair Near West Side Softball Field - West Side Upper Level Parking Lot	Ext.		Stairways	Exterior		Not maintained in operable working condition	1.5"	28 CFR Part 35.133	Ensure stairs are maintained in operable working condition. (Reduce change in level at stair landing to 1/4" max. and remove vegetation at walkway surface.	1	-	$0
55	Stair to West Side Upper Level Parking Lot	Ext.		Stairways	Exterior		Not maintained in operable working condition	1"	28 CFR Part 35.133	Ensure stairs are maintained in operable working condition. (Reduce change in level at stair landing to 1/4" max. and remove vegetation at walkway surface.	-	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
56	Stair Near Storage - Tiger Hollow Stadium	Ext.		Stairways	Exterior		Not maintained in operable working condition	-	28 CFR Part 35.133	Repair stairs and ensure stairs are maintained in operable working condition. Note: IHCD team was told that these stairs are being replaced.	1	-	$0
		K. Operable Parts											
57	Batting Cage - East Side Softball Field	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	53.5"	ADA 2010: 308	Relocate latch so that controls are between 15" and 48" above finished floor.	1	-	$0
58	Dugout 1 and Dugout 2 - East Side Softball Field	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	70"	ADA 2010: 308	Relocate at least one coat hook so that controls are between 15" and 48" above finished floor.	1	-	$0
59	Dugout 2 - East Side Softball Field	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	70"	ADA 2010: 308	Relocate at least one coat hook so that controls are between 15" and 48" above finished floor.	1	-	$0
		S. Picnic Tables											
60	Picnic Table - Tennis Court Entrance Near Stair	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 1 picnic table in this area with toe and knee clearance. Ensure that the dining surface is connected to an accessible route. Either provide an accessible path to the picnic table or relocate the picnic table to an accessible location.	1	-	$0
		C. Toilet & Bathing Rooms											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
		A. Overall Access											
61	Portable Toilet - North of Parking Lot	Ext.		Overall Access	N/A		Turning space not provided Dispensers not within reach range Accessible portable toilets not provided	54.5" -	ADA 2010: 213.2 ADA 2010: 603.2.1 ADA 2010: 308	Lower dispensers to 48" max. above the floor. Ensure that at least 5% of portable toilets (at least one) are accessible.	1	-	$0
		H. Portable Toilet											
62	Portable toilet - Multipurpose Field - Tiger Hollow Stadium	Ext.		Portable Toilet	N/A		Accessible portable toilets not provided	-	ADA 2010: 213.2	Ensure that at least 5% (and not less than one) of the portable toilets in each area where portable toilets are provided is accessible.	1	-	$0
		F. Play and Sport Areas											
		C. Field											
63	Dugout 1 and Dugout 2 - East Side Softball Field	Ext.		Field	Baseball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Relocate stored items in order to provide a 30" x 48" clear floor space at team seating.	-	-	$0
64	Dugout 2 - East Side Softball Field	Ext.		Field	Softball		Accessible spaces not-provided at team seating		ADA 2010: 221.2.1.4	Relocate stored items in order to provide a 30" x 48" clear floor space at team seating.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
65	Dugout 1 - West Side Softball Field	Ext.		Field	Softball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30"x 48" stable, firm and slip resistant clear floor space that is connected to an accessible route at team seating.	1	-	$0
66	Bleachers - Multipurpose Field - Tiger Hollow Stadium	Ext.		Field	N/A		Accessible spaces not-provided at team seating Accessible spaces not-provided at sidelines seating Field not connected to an accessible route	- - -	ADA 2010: 221.2.1.4 ADA 2010: 221.2 ADA 2010: 206.2.2	Provide a 30" x 48" clear floor space at team seating. Provide a 30" x 48" clear floor space at sidelines seating. Ensure the boundary of sport activity and the team and sideline seating is connected to an accessible route.	1	-	$0
67	Dugout 2 - West Side Softball Field	Ext.		Field	Softball		Accessible spaces not-provided at team seating Field not connected to an accessible route	- -	ADA 2010: 221.2.1.4 ADA 2010: 206.2.2	Ensure the boundary of sport activity at the softball field is connected to a stable, firm and slip resistant accessible route. Ensure accessible route extends to the team seating if a bench for softball players is provided at this location.	1	-	$0
68	Path to West Side Softball Field	Ext.		Field	Softball		Not provided Field not connected to an accessible route	-	ADA 2010: 216 ADA 2010: 206.2.2	Provide directional sign to the accessible route to Tiger Hollow Stadium located by the east side softball field. Ensure softball field is connected to an accessible route.	1	-	$0
69	Soccer Field	Ext.		Field	Soccer		Field not connected to an accessible route	37%	ADA 2010: 206.2.2	Ensure the boundary of sport activity at the soccer field is connected to an accessible route. **Note:** There is a drop from the walkway to the start of the field with a 37% running slope. Explore providing a compliant switchback ramp because significantly reducing the existing running slope to provide an accessible route may not be technically feasible.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
70	Dugout 1 - West Side Softball Field	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity at the softball field is connected to a stable, firm and slip resistant accessible route.	1	-	$0
71	Multipurpose Field - Tiger Hollow Stadium	Ext.		Field	Multipurpose Field		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure multipurpose field is connected to an accessible route. See narrative report for image indicating the location of a suggested accessible route.	1	-	$0
72	On-Deck Circle at East Side of Softball Field	Ext.		Field	Softball		Practice areas are not on an accessible route	-	ADA 2010: 206.2.2	Ensure an accessible route is provided to the boundary of the on-deck circle. Remove dirt from asphalt or provide a stable, firm and slip resistant surface if asphalt is not below dirt.	1	-	$0
73	Bleachers - West Side Softball Field	Ext.		Field	Softball		Accessible route not provided Accessible spaces not-provided at sidelines seating	-	ADA 2010: 221.2 ADA 2010: 402.2	Ensure an accessible route is provided to a 30" x 48" stable, firm and slip resistant clear floor space that is connected to an accessible route at sideline seating.	1	-	$0
		D. Court											
74	Bleachers - Tennis Courts	Ext.		Court	Tennis		Accessible spaces are not provided at sidelines seating	-	ADA 2010: 221.2	Provide a 36" x 48" clear floor space at sidelines seating. Ensure accessible space is connected to an accessible route with a max. run slope of 1:20 (5.00%) and a max. cross slope of 1:48 (2.08%).	1	-	$0
		Z. Best Practice											

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
				Accessible Parking									
75	Parking Lot Near Tennis Court	Ext.		Accessible Parking	N/A				o values defined>	**Note:** IHCD team was told that additional accessible parking spaces have been requested for this location.	1	-	$0
				Directional Sign									
76	Tiger Hollow Stadium Parking Lot	Ext.		Directional Sign	N/A				o values defined>	Recommend providing a directional sign to the accessible route to the east side softball field parking lot.	1	-	$0
				Exterior Stair									
77	Stair Near Tennis Court	Ext.		Exterior Stair	N/A				o values defined>	Recommend adding contrasting colored strips at the edge of each step at the stairs.	1		$0
				Seating and Picnic Area									
78	Outdoor Picnic Area	Ext.		Seating and Picnic Area	306				o values defined>	Recommend, if seating and picnic tables are provided in this area, that clear floor space be provided adjacent to benches and that a minimum of 5% (and at least one) accessible picnic table with toe and knee clearance be provided.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
			Stairs										
79	Stair Near Dugout 2 - East Side Softball Field	Ext.		Stairs	N/A			-	o values defined>	Recommend proving handrails at exterior stairs.	1	-	$0
			Stairways										
80	Stair Near West Side Softball Field - West Side Upper Level Parking Lot	Ext.		Stairways	Exterior				o values defined>	Recommend adding contrasting color strips on stairs.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
A. Approach and Entrance													
A. Exterior Access Route													
1	Garden	Ext.		Exterior Access Route	Exterior		Route < 36" wide Surface not stable, firm, and slip-resistant Accessible route not provided	- - -	ADA 2010: 403.5.1 ADA 2010: 403.2 ADA 2010: 402.2	Ensure that a clear width of 36" min. is maintained at the accessible route. Ensure an accessible route is provided through the garden to at least one instance of each type of gardening area.	1	-	$0
2	Playground Near Garden	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects Not maintained in operable working condition	- -	ADA 2010: 307 ADA 2010: 402.1	Provide a cane-detectable barrier 27" above the ground under the air conditioner. Ensure the accessible route is maintained in operable working condition. (Remove vegetation and provide an asphalt patch.)	1	-	$0
3	Playground Near Garden	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects Not maintained in operable working condition	- -	ADA 2010: 307 ADA 2010: 402.1	Provide a cane-detectable barrier under air conditioning unit that is 27" max. above the ground. Ensure the accessible route is maintained in operable working condition. (Remove vegetation and provide an asphalt patch.)	1	-	$0
4	Path to Garden From East Side Basketball Court	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Level changes > 1/4" Not maintained in operable working condition	12.2% - -	ADA 2010: 403.2 ADA 2010: 403.4 ADA 2010: 402.1	Reduce running slope to be no steeper than 1:20 (5.00%). Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition. (Remove vegetation, provide asphalt patch.) **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0
5	West Side by Basketball Court to South Side Playground	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	.5"	ADA 2010: 403.4	Alter change in level to be 1/4" high max. (Provide asphalt patch.)	1	-	$0

Scotland Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
6	West Side Near Basketball Court	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Not maintained in operable working condition	- -	ADA 2010: 403.4 ADA 2010: 402.1	If this location is part of the accessible route, alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition. (Provide asphalt patch.)	1	-	$0
7	West Side by Basketball Court	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Not maintained in operable working condition	- -	ADA 2010: 403.4 ADA 2010: 402.1	If this location is part of the accessible route, alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition. (Remove vegetation, provide asphalt patch.)	1	-	$0
8	West Side Basketball Court	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Not maintained in operable working condition	- -	ADA 2010: 403.4 ADA 2010: 402.1	If this location is part of the accessible route, alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition. (Remove vegetation, provide asphalt patch.)	1	-	$0
9	Path by Picnic Table Near Garden	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Not maintained in operable working condition	- -	ADA 2010: 403.4 ADA 2010: 402.1	Alter change in level in existing path to be 1/4" high max. (Remove vegetation, provide asphalt patch.)	1	-	$0
10	Entrance/Exit at Garden	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Not maintained in operable working condition Accessible route not provided	- - -	ADA 2010: 403.4 ADA 2010: 402.1 ADA 2010: 402.2	Alter change in level in existing path to be 1/4" high max. (Remove vegetation, provide asphalt patch.) Ensure a stable, firm and slip resistant accessible route is provided to the garden entry.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
11	East Side Basketball Court	Ext.		Exterior Access Route			Not maintained in operable working condition	-	ADA 2010: 402.1	If this location is part of the accessible route at the basketball court, alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition. (Remove vegetation, provide asphalt patch.)	1	-	$0
12	Path to Playground Near Garden	Ext.		Exterior Access Route	Walkway		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. (Remove vegetation, provide asphalt patch.)	1	-	$0
13	Playground Near Garden	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. (Remove vegetation and provide an asphalt patch.)	1	-	$0
	B. Curb Ramp												
14	Curb Ramp - Northwest Side Near Main Entrance	Ext.		Curb Ramp	Perpendicular		Running slope > 1:12 (8.33%) Transition from curb ramp to street not flush Curb ramp flares > 1:10 (10%)	9.5% - 24%	ADA 2010: 406.1 ADA 2010: 406.2 ADA 2010: 406.3	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 right curb ramp flare to be no steeper than 1:10 (10%).	1	-	$0
15	Curb Ramp - North Side Near Main Entrance	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush	.5"	ADA 2010: 406.2	Ensure transition from curb ramp to street is flush or free of changes in level.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
16	Curb Ramp - North Side Near Main Entrance	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush	.5"	ADA 2010: 406.2	Ensure transition from walkway to curb ramp and from the curb ramp to street is flush or free of changes in level.	1	-	$0
17	Curb Ramp - Northwest Side Near Main Entrance	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush	.75"	ADA 2010: 406.2	Ensure transition from curb ramp to street is flush or free of changes in level.	1	-	$0
	B. Access to Goods and Services												
	S. Picnic Tables												
18	Picnic Table - South Side Playground	Ext.		Picnic Tables	N/A		30" clear width not provided Toe or knee clearance at tables not provided Picnic table not on an accessible route	- - -	ADA 2010: 902.2 ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 1 accessible picnic table in this area with knee and toe clearance and with a 30" x 48" clear floor space. Ensure that the picnic table is connected to an accessible route.	1	-	$0
19	Picnic Tables on East of School Side Near Basketball Court	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 1 picnic table in this area with toe and knee clearance. Ensure that the picnic table is connected to an accessible route.	1	-	$0
20	Picnic Table Near Garden	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	22" -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 1 accessible picnic table with toe and knee clearance in this area. Ensure that the picnic table is connected to an accessible route.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
21	Picnic Table Near Garden	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	Provide at least 1 accessible picnic table in this area with toe and knee clearance. Ensure that the picnic table is connected to an accessible route.	1	-	$0
	F. Play and Sport Areas												
	B. Play Areas												
22	Swing - South Side Playground - Grades 3 to 5	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Not connected to an accessible route Play areas not maintained in operable working condition	- - - -	ADA 2010: 206.2.17.1 ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to the playground and to one of each type of ground level play component. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
23	Playground Near Garden	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Not connected to an accessible route Surface not stable, firm, and slip-resistant Play areas not maintained in operable working condition	- - - -	ADA 2010: 206.2.17.1 ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6 28 CFR Part 35.133	Alter change in level in existing path to the playground to be 1/4" high max. (Remove vegetation, provide asphalt patch.) Provide an accessible route in the playground. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
24	Playground Near Garden	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Not connected to an accessible route Surface not stable, firm, and slip-resistant Play areas not maintained in operable working condition	- - - -	ADA 2010: 206.2.17.1 ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component. Provide an accessible route to play areas. (Remove vegetation.) Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
25	Gaga Pit - South Side Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant	- -	ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6	Ensure an accessible route is provided to the Gaga Ball Pit. Ensure route is stable, firm and slip resistant and has a running slope of 1:20 (5.00%) max. and a cross slope of 1:48 (2.08%) max. Route could connect to existing paths at the southeast or southwest corner of the school or extend from the south side playground.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
26	Playground Near Garden	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant	- -	ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6	If this amenity is used by students or other members of the public, ensure that is it connected to an accessible route.	1	-	$0
27	Playground Near Garden	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant Play areas not maintained in operable working condition	- - -	ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component. (Remove vegetation.) Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
28	Playground Near Garden	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant Play areas not maintained in operable working condition	- - -	ADA 2010: 206.2.17.1 ADA 2010: 1008.2.6 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component (Remove vegetation.) Provide an accessible route in the playground. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
29	Swing - South Side Playground - Grades 3 to 5	Ext.		Play Areas	N/A		No compliant transfer system	8.5"	ADA 2010: 1008.3	Adjust transfer platform to be no less than 11" and no more than 18" above the ground. Note: Adjustment may not be technically feasible.	1		$0
30	Gaga Ball Pit Near South Side Playground	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route into the Gaga Ball pit such as by providing a gate with a 32" min. clear width.	1	-	$0

Scotland Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
31	Path to Playground Near Garden	Ext.		Play Areas	N/A		Surface not stable, firm, and slip-resistant Play areas not maintained in operable working condition	- -	ADA 2010: 1008.2.6 28 CFR Part 35.133	Repair surface and ensure that surface is firm, stable and slip-resistant. (Remove vegetation, patch asphalt.)	1	-	$0
32	Swing - South Side Playground - Grades 3 to 5	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
		C. Field											
33	South Side Playground to Softball	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity at the softball field is connected to an accessible route with a running slope of 1:20 (5.00%) max. and a cross slope of 1:48 (2.08%) max. Route could connect to existing paths at the southeast or southwest corner of the school. **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0
34	South Side Playground to Soccer	Ext.		Field	Soccer		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity at the soccer field is connected to an accessible route with a running slope of 1:20 (5.00%) max. and a cross slope of 1:48 (2.08%) max. Route could connect to existing paths at the southeast corner of the school. **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0
		Z. Best Practice											
		Garden											
35	Garden	Ext.		Garden	N/A				o values defined>	Recommend providing a raised garden bed with knee and toe clearance. If a spigot is provided for use by students, recommend providing a spigot that are operable with one hand and that do not require tight grasping, pinching or twisting of the wrist.	1	-	$0

Scotts Ridge Middle School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
	A. Approach and Entrance												
		A. Exterior Access Route											
1	Path to Bleachers and Ropes Course From Soccer Field Entrance/Exit	Ext.		Exterior Access Route	Walkway		Route < 36" wide Level changes > 1/4"	- -	ADA 2010: 403.5.1 ADA 2010: 403.4	Ensure that a clear width of 36" min. is maintained at the accessible route. Alter change in level to be 1/4" high max. (Patch asphalt.)	1	-	$0
2	Path to Bleachers and Ropes Course	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Accessible route not provided Curb ramp not provided	26.8% - -	ADA 2010: 406.1 ADA 2010: 403.2 ADA 2010: 402.2	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route to the boundary of sport activity at the ropes course and adjacent to the bleachers facing the soccer field. Provide curb ramp. (Walkway north of this location reduces to less than 36" clear width.) Note: A significantly reduced running slope may not be technically feasible.	1	-	$0
3	Soccer Field Entrance/Exit	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1.5"	ADA 2010: 403.4	After new turf is installed on soccer field ensure change in level between new turf and walkway is no greater than 1/4".	1	-	$0
4	Soccer Field Entrance/Exit	Ext.		Exterior Access Route	Walkway		Level changes > 1/4" Doesn't prevent accumulation of water	Sidewalk -	ADA 2010: 403.4 ADA 2010: 302.1	Alter change in level to be 1/4" high max. Repair surface to prevent accumulation of water.	1	-	$0
		B. Curb Ramp											
5	Soccer Field Entrance/Exit	Ext.		Curb Ramp	N/A		Running slope > 1:12 (8.33%) Curb ramp flares > 1:10 (10%) Does not prevent accumulation of water	12% 12.7% -	ADA 2010: 406.1 ADA 2010: 406.3 ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%). Reduce slope at curb ramp flares to be no steeper than 1:10 (10%). Repair curb ramp to prevent accumulation of water.	1	-	$0

Scotts Ridge Middle School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
	C. Toilet & Bathing Rooms												
		H. Portable Toilet											
6	By Route to Ropes Course and Bleachers	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	ADA 2010: 206.2.4 ADA 2010: 213.2	Locate portable toilet on an accessible route. Ensure that at least 5% of portable toilets (and at least 1) is accessible.	1	-	$0
	F. Play and Sport Areas												
		C. Field											
7	Bleachers - Near Soccer Field	Ext.		Field	Soccer		Accessible route not provided		ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided to the 3' x 4' stable, firm and slip resistant clear floor space adjacent to the bleacher sideline seating.	1	-	$0

Veterans Park Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
	A. Approach and Entrance												
		A. Exterior Access Route											
1	Crosswalk by Path to Soccer Fields From Governor Street	Ext.		Exterior Access Route	Exterior		Does not coincide with the general circulation path Curb ramp not provided	-	ADA 2010: 406.1 ADA 2010: 206.3	Ensure the accessible route coincides with the general circulation path. (Provide accessible route to path to nearby soccer and softball fields.) Provide curb ramp at crosswalk.	1	-	$0
2	Garden	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	10"	ADA 2010: 307	If the window air conditioner is on the garden's accessible route, provide a cane detectable barrier below the air conditioner positioned 27" max. above the ground.	1	-	$0
3	Path to North Side Playground From Parking Lot	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	4.7%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%).	1	-	$0
4	Path to Classrooms From North Side Playground	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	3.1% 9.5%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope at top of path to be no steeper than 1:48 (2.08%). Reduce running slope at bottom of path to be no steeper than 1:20 (5%).	1	-	$0
5	Path to Soccer Fields From Governor Street	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	5.2% 11.2%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%). **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0

Veterans Park Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
6	Path to Soccer Fields From Governor Street	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	4.1% 21.2%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%). **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0
7	Path From Accessible Parking to South Side Playground and Basketball Court	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	4% 9.4%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	$0
8	Path From Accessible Parking to South Side Playground and Basketball Court	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%) Level changes > 1/4"	3.5% 10.7% Sidew alk	ADA 2010: 403.3 ADA 2010: 403.2 ADA 2010: 403.4	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5.00%). Alter change in level to be 1/4" high max. **Note:** Report narrative image recommends a route from this path to the south side softball field.	1	-	$0
9	Path to School From Entrance/Exit - South of North Side Playground	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%) Level changes > 1/4"	2.7% Sidew alk	ADA 2010: 403.3 ADA 2010: 403.4	Reduce cross slope to be no steeper than 1:48 (2.08%). Alter change in level to be 1/4" high max.	1	-	$0
10	Path From Accessible Parking to South Side Playground And Basketball Court	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	11.7%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5.00%). **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0

Veterans Park Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
11	Entrance/Exit - Garden	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Surface not stable, firm, and slip-resistant Accessible route not provided	- - -	ADA 2010: 403.4 ADA 2010: 403.2 ADA 2010: 402.2	Alter change in level to be 1/4" high max. Repair surface. Ensure a stable, firm and slip resistant accessible route is provided at gate entry.	1	-	$0
12	Garden	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Accessible route not provided	- -	ADA 2010: 403.2 ADA 2010: 402.2	Ensure a stable, firm and slip resistant accessible route is provided throughout the garden to at least one of each type of amenity in the garden.	1	-	$0
13	Parking Lot From Market Street	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. (Patch and maintain asphalt.)	1	-	$0
14	Path From Accessible Parking to South Side Playground and Basketball Court	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. (Patch walkway surface.)	1	-	$0
15	Path Near Picnic Table and Gaga Pit Along South Side Playground	Ext.		Exterior Access Route	Walkway		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
		B. Curb Ramp											
16	Entrance/Exit - North Side Playground	Ext.		Curb Ramp	134		Curb ramp not provided	-	ADA 2010: 406.1	Provide curb ramp at intersection.	1	-	$0
		C. Off-Street Parking Lot or Garage											
17	Accessible Parking Space - Parking Lot Near Market Street	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Vehicle space < 132" wide at van space Access aisle < 96" wide at van space Running or cross slope at access aisle > 1:48 (2.08%) Sign not provided Sign does not have the designation "Van Accessible"	20 - 1 119" 86" 3% - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.2 ADA 2010: 502.2 ADA 2010: 502.4 ADA 2010: 502.6 ADA 2010: 502.6	Provide a compliant van accessible space that is at least 132" wide with a marked access aisle that is at least 96" wide. Reduce cross slope to be no steeper than 1:48 (2.08%). Provide a sign with the International Symbol of Accessibility (ISA). Add the designation "Van Accessible" to the sign located at the van accessible space.		-	$0
		B. Access to Goods and Services											
		C. Doors, Doorways, & Gates											
18	Entrance/Exit - North Side Playground	Ext.		Doors, Doorways, & Gates	Gate		Curb ramp not provided Maneuvering clearance(s) not provided Maneuvering clearance at door > 1:48 (2.08%)	- 6%	ADA 2010: 406.1 ADA 2010: 404.2.4 ADA 2010: 404.2.4.4	Provide a curb ramp along the walkway that runs along the parking lot to provide an accessible route to the playground. Provide 18" min. pull-side maneuvering clearance at fence door to the playground. Alter so that the slope in all directions at the fence door landing is no greater than 1:48 (2.08%) in all directions.	1	-	$0
19	Garden Entrance/Exit	Ext.		Doors, Doorways, & Gates	Gate		Maneuvering clearance(s) not provided Surface not stable, firm, and slip-resistant at entrance	- -	ADA 2010: 404.2.4 ADA 2010: 404.2.4.4	Provide 18" min. stable, firm and slip resistant pull-side clear floor space at the garden entry door. (Remove bush and repair surface.) Provide a stable, firm and slip resistant accessible route to the garden gate with a cross slope of 1:48 max. (2.08%) and a running slope of 1:20 max. (5.00%).	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
20	Entrance/Exit - North Side Playground	Ext.		Doors, Doorways, & Gates	Gate		Maneuvering clearance at door > 1:48 (2.08%)	3.9%	ADA 2010: 404.2.4.4	Alter so that the slope in all directions at the fence door landing at the playground is no greater than 1:48 (2.08%) in all directions.	1	-	$0
21	Door Near North Side Playground	Ext.		Doors, Doorways, & Gates	Classroom		Threshold > 1/2" high Hardware not operable with a closed fist	3" -	ADA 2010: 404.2.5 ADA 2010: 309	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	-	$0
22	Door Near North Side Playground	Ext.		Doors, Doorways, & Gates	Other		Threshold > 1/2" high Hardware not operable with a closed fist	4" -	ADA 2010: 404.2.5 ADA 2010: 309	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	-	$0
		K. Operable Parts											
23	North Side Softball Field	Ext.		Operable Parts	N/A		Element not on an accessible route	-	ADA 2010: 206.2.4	Ensure trash container is located on an accessible route. (Provide a stable, firm and slip resistant route to the the trash container or relocate container to an accessible route.)	1	-	$0
24	North Side Softball Field Storage Box	Ext.		Operable Parts	N/A		Element not on an accessible route	-	ADA 2010: 206.2.4	If the storage box is used by students or members of the public, ensure it is located on an accessible route.	1	-	$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
25	South Side Softball Field	Ext.		Operable Parts	N/A		Element not on an accessible route	-	ADA 2010: 206.2.4	Ensure trash container is located on an accessible route. (Provide a stable, firm and slip resistant route to the the trash container or relocate container to an accessible route.)	1	-	$0
26	Garden	Ext.		Operable Parts	N/A		Element not on an accessible route	-	ADA 2010: 206.2.4	If the bin is used by students or members of the public, ensure compost bin in on a stable, firm and slip-resistant accessible route.	1	-	$0
27	Entrance/Exit - South of North Side Playground	Ext.		Operable Parts	N/A		Maneuvering clearance(s) not provided Reach < 15" or > 48"(forward/side approach) Not operable with a closed fist	69" -	ADA 2010: 308 ADA 2010: 404.2.4 DA 2010: 309.4	Provide 18" min. pull-side maneuvering clearance at fence door (reverse swing of door.) Relocate so that controls are between 15" - 48" above finished floor. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	-	$0
28	Entrance/Exit - North Side Playground	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach) Not operable with a closed fist	68" -	ADA 2010: 308 DA 2010: 309.4	Relocate fence door latch so that controls are between 15" - 48" above the ground. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	-	$0
	S. Picnic Tables												
29	Picnic Tables - North Side Playground	Ext.		Picnic Tables	N/A		Surface not stable, firm and slip-resistant Picnic table not on an accessible route	- -	ADA 2010: 302 ADA 2010: 206.2.4	Ensure that at least one picnic table is connected to an accessible route.	1	-	$0

Veterans Park Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
30	Picnic Table - South Side Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	21.5" -	ADA 2010: 902.2 ADA 2010: 206.2.4	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	-	$0
31	Picnic Table - Basketball Court Near South Side Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	ADA 2010: 902.2 ADA 2010: 206.2.4	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	-	$0
		T. Benches											
32	North Side Playground	Ext.		Benches	N/A		No accessible route to 20% of benches	- -	o values defined>	Provide an accessible route to 20% of benches (at least one) in this area or relocate bench to an accessible route.	1	-	$0
33	South Side Playground	Ext.		Benches	N/A		No accessible route to 20% of benches	-	o values defined>	Provide an accessible route to 20% of benches (at least one) in this area or relocate bench to an accessible route.	1	-	$0
		C. Toilet & Bathing Rooms											
		H. Portable Toilet											
34	Portable Toilet Near Path to Soccer Fields From Governor Street	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	ADA 2010: 206.2.4 ADA 2010: 213.2	Locate portable toilet on an accessible route. Ensure that at least 5% of portable toilets is accessible.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
F. Play and Sport Areas													
B. Play Areas													
35	Swing - South Side Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Not connected to an accessible route Play areas not maintained in operable working condition	14.4% - -	ADA 2010: 206.2.17.1 ADA 2010: 206.2.17.1 28 CFR Part 35.133	Provide an accessible route to swing set. (See image in report narrative.) Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber is no longer stable, firm and slip-resistant and is difficult to maintain, IHCD recommends a poured-in-place rubber surface at the swing set.	1	-	$0
36	North Side Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
37	North Side Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component. Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
38	Gaga Ball Pit - South Side Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided in to the the Gaga Ball Pit. (Provide a 32" wide min. gate.) Ensure play area is maintained in operable working condition. Since the surface to and around the Gaga Ball Pit is not stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface.	1	-	$0
39	North Side Playground	Ext.		Play Areas	N/A		Not connected to an accessible route	-	ADA 2010: 206.2.17.1	Provide an accessible route to play areas.	1	-	$0

Veterans Park Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
40	Swing - North Side Playground	Ext.		Play Areas	N/A		Not connected to an accessible route Play areas not maintained in operable working condition	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Provide an accessible route to play areas. (To the swing set.) Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
41	South Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
42	South Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
43	South Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer st-able, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
44	South Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resistant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
45	South Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	28 CFR Part 35.133	Ensure play area is maintained in operable working condition. Since the Engineered Wood Fiber surface is no longer stable, firm and slip-resis-tant and is difficult to maintain as such, IHCD recommends a poured-in-place rubber surface throughout the playground.	1	-	$0
46	North Side Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition Accessible route not provided to ground level play components	- -	ADA 2010: 206.2.17.1 28 CFR Part 35.133	Ensure an accessible route is provided to one of each type of ground level play component (Including to the play components on the grass.) Ensure play area is maintained in operable working condition. IHCD recommends a poured-in-place rubber surface connecting to, under and around each type of play component.	1	-	$0
		C. Field											
47	North Side Softball Field Team Seating on Third Base Side	Ext.		Field	Softball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30" x 48" stable, firm and slip resistant clear floor space at team seating with a cross slope of 1:48 (2.08%) max. in all directions. Ensure team seating is connected to an accessible route.	1	-	$0
48	South Side Softball Field Team Seating Third Base Side	Ext.		Field	Softball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30" x 48" stable, firm and slip resistant clear floor space at team seating with a cross slope of 1:48 (2.08%) max. in all directions. Ensure team seating is connected to an accessible route.	1	-	$0
49	South Side Softball Field Team Seating First Base Side	Ext.		Field	Softball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30" x 48" stable, firm and slip resistant clear floor space at team seating with a cross slope of 1:48 (2.08%) max. in all directions. Ensure team seating is connected to an accessible route.	1	-	$0

Veterans Park Elementary School Addendum

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
50	North Side Softball Field Team Seating on First Base Side	Ext.		Field	Softball		Accessible spaces not-provided at team seating Not connected to an accessible route	- -	ADA 2010: 221.2.1.4 ADA 2010: 206.2.17.1	Provide a 30"x48" stable, firm and slip resistant clear floor space at team seating with a cross slope of 2.08 max. in all directions. Ensure team seating is connected to an accessible route.	1	-	$0
51	South Side Softball Field Sideline Seating First Base Side	Ext.		Field	Softball		Accessible spaces not-provided at sidelines seating	-	ADA 2010: 221.2	Provide a 30" x 48" stable, firm and slip resistant clear floor space at sideline seating with a cross slope of 1:48 (2.08%) max. in all directions. Ensure sideline seating is connected to an accessible route.	1	-	$0
52	North Side Softball Field Sideline Seating on First Base Side	Ext.		Field	Softball		Accessible spaces not-provided at sidelines seating Not connected to an accessible route	-	ADA 2010: 221.2 ADA 2010: 206.2.17.1	Provide a 30" x 48" stable, firm and slip resistant clear floor space at sideline seating with a cross slope of 1:48 (2.08%) max. in all directions. Ensure sideline seating is connected to an accessible route.	1	-	$0
53	Path to Soccer Fields From Governor Street	Ext.		Field	Soccer		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure a stable, firm and slip resistant accessible route with a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max. is provided to the boundary of sport activity at the soccer field. **Note:** A significantly reduced running slope may not be technically feasible.	1	-	$0
54	North Side Softball Field	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity at the softball field is connected to a stable, firm and slip resistant accessible route with a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max.	1	-	$0

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	Price	Cost Estimate
55	North Side Softball Field First Base Side	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity on the first base side at the softball field is connected to a stable, firm and slip resistant accessible route.	1	-	$0
56	North Side Softball Field Third Base Side	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity on the third base side at the softball field is connected to a stable, firm and slip resistant accessible route with a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max.	1	-	$0
57	South Side Softball Field	Ext.		Field	Softball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity at the softball field is connected to a stable, firm and slip resistant accessible route with a cross slope of 1:48 (2.08%) max. and a running slope of 1:20 (5.00%) max.	1	-	$0
58	South Side Softball Field First and Third Base Sides	Ext.		Field	Football		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure the boundary of sport activity on the first and third base sides at the softball field are connected to a stable, firm and slip resistant accessible route.	1	-	$0
	Z. Best Practice												
	Garden Bed												
59	Garden	Ext.		Garden Bed	N/A				o values defined>	Recommend providing at least one raised garden bed within the garden located on an accessible route and having 27" min. knee and toe clearance.	1	-	$0

Ridgefield CONNECTICUT

Town of Ridgefield, Connecticut

March 2022







Outdoor Areas

Prepared by the

Institute for Human Centered Design

Aldrich Park



Town of Ridgefield

ADA Transition Plan

February 2020

Institute for Human Centered Design

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Aldrich Park

Background

Aldrich Park is an outdoor facility located at 2 New Road. Amenities include a Little League baseball field with dugouts, bleachers, vending machines, a concession stand, and a single-user toilet room. Additional amenities include parking, waysides, picnic tables and a hiking trail.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to the boundary of the area of sport activity (baseball field) and to park amenities including team seating, sideline seating, picnic tables and a wayside located near the parking lot.

Parking

Accessibility issues include lack of one (1) van accessible parking space with a marked access aisle and a sign with the International Symbol of Accessibility (ISA) and the designation “Van Accessible”.

Toilet Room

Accessibility issues include lack of a compliant single-user toilet room with the minimum required turning space, an audible and visible alarm and an emergency call system or alarm pull switch. Also, the single-user toilet room lacks designation signage and accessible door hardware.

Additional Accessibility Issues

- Lack of accessible spaces at team seating (dugouts).
- Lack of accessible spaces at sideline seating (bleachers).
- Lack of an accessible picnic table.

Order of Magnitude Cost Estimates

- Renovate the single-user toilet room: $12,738
- Miscellaneous corrective actions (exterior accessible routes, accessible parking, designation signage, accessible door hardware, accessible picnic table, etc.): $2,301

Total: $15,039*

*Note: Pricing to relocate team seating to an accessible route is not included.

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

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” wide min. stable, firm and slip resistant clear floor space around the perimeter of the accessible picnic table.
- Recommend providing informational signage describing typical trail conditions at the trail entry point (e.g. running slopes of up to 20.00%, cross slopes of up to 9.00%, rocks and other obstructions along the trail).

Aldrich Park

- Recommend providing benches at periodic points along the trail to allow for resting areas.

Aldrich Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Third Base Side of Field	Ext.		Exterior Access Route	Exterior		Route < 36" wide Accessible route not provided	30" -	ADA 2010: 403.5.1 ADA 2010: 402.2	Ensure that a clear width of 36" min. is maintained at the accessible route (gate); relocate picnic table. Ensure an accessible route is provided to the boundary of the area of sport activity. (Cost for a 12' x 3' stone dust path to the gate.)	1	
2	Parking Lot	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Accessible route not provided	31.7% -	ADA 2010: 402.2	Reduce running slope to be no steeper than 1:20 (5%). Ensure an accessible route is provided. (Cost estimate based on regrading of area and a 6' x 3' stone dust pathway.)	1	
		C. Off-Street Parking Lot or Garage										
3	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 not provided Sign not provided Sign does not have the designation "Van Accessible"	15 - - - - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	Provide a marked access aisle that is at least 96" wide and a sign with the International Symbol of Accessibility (ISA) and the words "Van Accessible" positioned so the bottom of the sign 60" min. above the ground. (Cost based on a sign and striping.)	1	
	B. Access to Goods and Services											
		B. Interior Access Route										
4	Single-User Toilet Room	1		Interior Access Route	N/A		Level changes > 1/4"	2"	ADA 2010: 403.4	Alter change in level at drain to be 1/4" high max. Consider flush drain cover. (Provide flush drain cover.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		H. Signage										
5	Single-User Toilet Room	Ext.		Signage	Designation		Not provided Hardware not operable with a closed fist	-	ADA 2010: 216 ADA 2010: 309	Locate room identification signage alongside the door on the latch side. When toilet room is renovated, include raised characters, braille and the International Symbol of Accessibility on sign. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	
		S. Picnic Tables										
6	Baseball Field Concession Stand	Ext.		Picnic Tables	307		At least 5% accessible spaces not provided Picnic table not on an accessible route	- -	ADA 2010: 226.1 ADA 2010: 206.2.4	Ensure that at least 5% (minimum one) of dining surfaces (picnic tables) are accessible. Ensure that the dining surface is connected to an accessible route. (Cost for an accessible picnic table and a 12' x 3' stone dust path to the accessible table placed in this area.)	1	
	C. Toilet & Bathing Rooms											
		A. Overall Access										
7	Single-User Toilet Room	Ext.		Overall Access	Toilet Room		Turning space not provided Audible and visible alarms not provided Emergency call system/alarm pull switch not provided.	40" -	ADA 2010: 603.2.1 ADA 2010: 215	Provide a compliant single-user toilet room. When fire system is updated, ensure that a visible and audible fire alarm is installed. (If repairs are technically infeasible, provide an accessible portable toilet.) Provide an emergency call system or an alarm pull switch. (Cost based on a new single-user toilet room, alarm and alarm pull switch.)	1	
	F. Play and Sport Areas											
		C. Field										
8	Dugouts	Ext.		Field	Baseball		Accessible spaces not-provided at team seating Not connected to a accessible route	- -	ADA 2010: 221.2.1.4	Relocate team seating area to an accessible route. Provide a 30"x 48" min. clear floor space adjacent to the bench. The wheelchair space must be an integral part of the seating plan.	2	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
9	Bleachers	Ext.		Field	Baseball		Accessible spaces not-provided at sidelines seating Not connected to a accessible route	- -	ADA 2010: 221.2	Provide a 30"x 48" clear floor space at seating. Ensure bleachers connected to an accessible route. (Cost for a 3'x4' concrete patch at both bleachers and a 24' long x 3' wide stone dust path to the bleachers near the first base line.)	1	
	Z. Best Practice											
10	Hiking Trail Near Baseball Parking Lot	Ext.			N/A		N/A		N/A	Recommend providing informational signage describing trail conditions at the trail entry point. Recommend providing benches at periodic points along the trail to allow for resting areas. (Running slopes of up to 20.00%, cross slopes of up to 9.00%, rocks and other obstructions were observed along the trail.)	1	

Ballard Park and Pavilion



Town of Ridgefield

ADA Transition Plan

February 2020

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Ballard Park and Pavilion

Year Built: 1964

Background

Ballard Park and Pavilion is a 5-acre park located adjacent to Main Street, across from the Town Library. It can be accessed from an entry point near the CVS at the south end of the park, from Main Street entrances across from the library and near Gilbert Street at the north end of the park, and from walkways along Main Street.

Park amenities include a pavilion, gardens, a playground, walking paths, benches, a bandstand, accessible picnic tables, portable toilets including an accessible portable toilet, a Ballard Park donors and patrons marker, and a memorial to the Battle of Ridgefield.

Key Accessibility Issues

Exterior Routes

Accessibility issues include portions of walkways that have running slopes greater than the maximum slope allowed. Also, there is a lack of an accessible route to some park amenities including the bandstand, the pavilion, a marker recognizing Ballard Park patrons and donors, and the Battle of Ridgefield Memorial.

Ramps

Accessibility Issues include a section of a ramp to the park from Main Street that lacks handrails. Also, a ramp at the bandstand is steeper than the maximum allowed and lacks handrails.

Order of Magnitude Cost Estimates

- Renovate two (2) ramps: $2,912
- Miscellaneous corrective actions (renovate and provide exterior accessible routes): $568

Total: $3,480*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

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 ensuring that benches inside the park and along the park on Main Street have a clear floor space adjacent to the bench.
- Recommend providing a 48” wide min. stable, firm and slip resistant clear floor space around the perimeter of the accessible picnic table.
- Recommend repairing stone stairs inside park, and providing a stone dust accessible route connecting to stairs.
- Recommend at pavilion providing handrails that extend horizontally above the landing for 12” min. beginning above the first riser nosing, trimming bushes at stair railings and repairing deteriorated portions of stairs.

Ballard Park and Pavilion

- IHCD team noticed that the playground had an accessible poured-in-place rubber surface to and around the elements in the playground.

Ballard Park and Pavilion

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Donors and Patrons Marker	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided to the Donors and Patrons marker. (Cost for a 3' wide x 6' long stone dust path from walkway to marker.)	1	
2	CVS Parking Lot Park Entrance	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%) Running slope > 1:20 (5.00%)	6.3%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost for 3' x 6' of concrete to correct slope.)	1	
3	Pavilion	Ext.		Exterior Access Route	N/A		Accessible route not provided	-	ADA 2010: 402.2	Providing an accessible route to the pavilion might be technically infeasible. Consider relocating programs at this location as needed.	1	
4	Bandstand	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost for a 3' x 30" stone dust path.)	1	
5	Battle of Ridgefield Memorial	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost base on 3' x 6' stone dust path.)	1	
	B. Access to Goods and Services											

Ballard Park and Pavilion

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		D. Ramps										
6	Bandstand	Ext.		Ramps	Exterior		Running slope >1:12 (8.3%) Handrails not provided	10.0% -	ADA 2010: 405.2 ADA 2010: 405.8	Reduce running slope to be no steeper than 1:12 (8.3%). Provide handrails. (Cost based on adding concrete to provide a shallower ramp slope and 12 ' of 1 1/2" pipe handrail [6' per side.])	1	
7	Park to Main Street Ramp	Ext.		Ramps	Exterior		Handrails not provided	-	ADA 2010: 405.8	Provide handrails on both sides of ramp where running slope is 8%. (Cost based on 12' of 1 1/2 pipe handrails [6' on both sides.])	1	
		Z. Best Practice										
		Bench										
8	Main Street	Ext.		Bench	Exterior		N/A		N/A	Recommend ensuring that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. adjacent to the bench.	1	
9	Inside Park	Ext.		Bench	Exterior		N/A		N/A	Recommend ensuring that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. adjacent to the bench.	1	

Ballard Park and Pavilion

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
			Stairs									
10	Pavilion	Ext.		Stairs	Exterior		N/A		N/A	Recommend providing handrails that extend horizontally above the landing for 12" min. beginning above the first riser nosing Recommend trimming bushes at stair railings. Recommend repairing deteriorated portions of stairs.	1	
11	Steps to Path	Ext.		Stairs	Exterior		N/A		N/A	Recommend repairing stone stairs.	1	
			Walkway									
12	Path From Steps	Ext.		Walkway	Exterior		N/A		N/A	Recommend providing 30' x 3' stone dust path along desire line path.	1	

Bark Park Dog Park



Town of Ridgefield

ADA Transition Plan

March 2019

Institute for Human Centered Design

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Bark Park Dog Park

Background

The Bark Park Dog Park is an outdoor complex located at 58 Prospect Ridge Road, just north of Scalzo Field. The park consists of two fenced-in dog parks (one for small dogs, one for large dogs). Both have paths, water spouts and a covered seating area.

Key Accessibility Issues

Exterior Routes

Accessibility issues include paths in the large dog portion of the dog park leading to a covered seating area and water spout that have excessive running slopes (up to 18.6%).

Additional Accessibility Issues

- Lack of one (1) designated van accessible parking space, access aisle, and sign with the International Symbol of Accessibility (ISA) and the words “Van Accessible” in front of the Dog Park.
- Lack of one (1) designated van accessible parking space, access aisle, and sign with the International Symbol of Accessibility (ISA) and the words “Van Accessible” at the adjacent shuttle drop-off parking area.

Order of Magnitude Cost Estimates

- Miscellaneous corrective actions (parking at dog park and adjacent shuttle drop-off area): $800

Total: $800* **

*Note: It may be technically infeasible to reduce the running slope on the pathway in the large dog portion of the dog park to 1:20 (5:00%) max. and to provide an accessible route to the covered seating area and water spout. As a result, costs are not included for reducing the walkway running slope or for the recommended action of relocating or duplicating the covered seating area and water spout to an accessible location.

**Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

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Bark Park Dog Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Large Dog Park	Ext.	N/A	Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	18.6%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (It may be technically infeasible to reduce running slope.)	1	
2	Large Dog Park	Ext.	N/A	Exterior Access Route	Walkway		Accessible route not provided	-	ADA 2010: 402.2	Relocate or duplicate seating area and water spout to an accessible route. Maintain a 30" x 48" minimum clear floor space adjacent to the bench as an integral part of the seating plan. (It may be technically infeasible to provide program access to this portion of the park.)	1	
		C. Off-Street Parking Lot or Garage										
3	Parking for Bark Park Dog Park	Ext.	N/A	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 > 1:48 (2.08%) Sign not provided Sign does not have the designation "Van Accessible"	15 - - 8.9% - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.4 ADA 2010: 502.6 ADA 2010: 502.6	Provide one marked access aisles at least 96" wide at the van accessible space. Provide a sign 60" min. above the ground. Ensure it includes the International Symbol of Accessibility and the designation "Van Accessible" Reduce cross slope to 1:48 (2.08%) max. at the access aisle.	1	
4	Shuttle Parking Near Bark Park Dog Park	Ext.	N/A	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"	9 - - - - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	Provide one marked access aisles at least 96" wide at the van accessible space. Provide a sign between 60" min. above the ground. Ensure it includes the International Symbol of Accessibility and the designation "Van Accessible" to the van accessible space.	1	

Cass Gilbert Fountain



Town of Ridgefield

ADA Transition Plan

May 2019

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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Cass Gilbert Fountain

Year Built: 1915

Background

The Cass Gilbert Fountain, located at 110 Main Street, sits at the intersection of Main Street and West Lane. The Fountain is a historical landmark and tourist attraction for the Town.

The Fountain can be accessed via sidewalks from both Main Street and West Lane.

Key Accessibility Issues

Minor accessibility issues include:

- A change in level on the path leading to the Fountain.
- Transition from curb ramps to street are not flush.
- Lack of maintenance at the curb ramps leading to the Fountain.

Order of Magnitude Cost Estimates

- Miscellaneous corrective actions (changes in level, curb ramps, etc.): $291

Total: $291*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

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Cass Gilbert Fountain

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Route Along Main Street	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	3/4"	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
2	Crossing Main Street	Ext.		Exterior Access Route	Sidewalk		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions.	1	
		B. Curb Ramp										
3	Crossing Along Main Street Near Fountain	Ext.		Curb Ramp	Perpendicular		Transition from curb ramp to street not flush	2"	ADA 2010: 406.2	Ensure transition from curb ramp to street is flush or free of changes in level.	1	

Ridgefield Community Garden



Town of Ridgefield

ADA Transition Plan

March 2019

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114

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Edith Meffley Ridgefield Community Garden

Background

The Edith Meffley Ridgefield Community Garden is located at 31 Halpin Lane. The facility consists of a parking lot and garden plots with water access.

The garden plots are located in a fenced area accessed through a locked gate. The fenced garden area is approximately 55’ wide and 175’ long, and includes about 28 planting areas, each roughly 10’ wide and 25’ long.

Key Accessibility Issues

Curb Ramp

- Accessibility issues include a curb ramp to the parking lot that has a transition from the street that is not flush (2”), is narrower than the minimum width required (31”), and has flares that are steeper than the maximum allowed.

Exterior Access Route

- Accessibility issues include lack of an accessible route from the parking lot to the garden entrance due to a 2” change in level from the parking lot and a path with a surface that is not firm, stable and slip resistant. In addition, the paths through the garden plots are not firm, stable and slip resistant, have a running slope greater than the maximum allowed (in excess of 8% in some areas), and are narrower than the minimum width required in multiple locations (32”).

Additional Accessibility Issues

- Lack of a van accessible access aisle and sign with the words “Van Accessible” at the accessible space in the parking lot.
- Lack of water spigot for watering plants that does not require tight grasping, pinching, or twisting of the wrist.

Order of Magnitude Cost Estimates

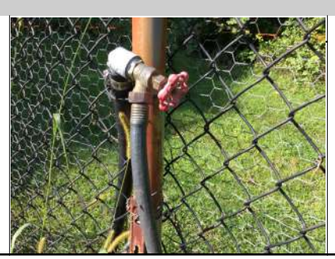
- Provide accessible routes to and through the garden: $1,539
- Provide a compliant curb ramp: $1,225
- Miscellaneous corrective actions (parking, accessible water spigot control, etc.): $642

Total: $ 3,406*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Approach and Entrance										
Exterior Access Route										
1	Garden Path	Ext.		Exterior Access Route	Walkway		Route < 36" wide Running slope > 1:20 (5%) Surface not stable, firm, and slip-resistant	32" 8.4% -	Ensure that a clear width of 36" min. is maintained at the accessible route. Reduce running slope to be no steeper than 1:20 (5%). Provide a surface that is firm, stable and slip resistant. (Cost based on' 3'x90' stone dust path from entrance and through center of garden.)	1
2	Parking Lot to Front Entrance	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Accessible route not provided	2" -	Provide an accessible route to the garden entrance and the adjacent bench. (Cost estimate based on the installation of a 3'x3' concrete patch and a 30 foot stone dust path)	1
3	Watering Hose in the Garden Area	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. (Cost based on a 3'x6' stone dust path to the water control.)	1
Curb Ramp										
4	Curb Ramp	Ext.		Curb Ramp	N/A		Clear width at curb ramp < 36" Transition from curb ramp to street not flush Curb ramp flares > 1:10 (10%)	31" 2" -	Ensure that a clear width of 36" min. is maintained at the curb ramp. 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 1:10 (10%). (Cost based on the installation of a new curb ramp.)	1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
	Off-Street Parking Lot or Garage									
5	Accessible 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 Sign does not have the designation "Van Accessible"	5 - 1 - -	Provide a compliant van accessible space with a marked access aisle that is at least 96" wide (re-stripe). Provide a sign with the words "Van Accessible" at the van accessible space mounted 60" min. above the ground.	1
	Access to Goods and Services									
	Operable Parts									
6	Watering Hose in the Garden Area	Ext.		Operable Parts	N/A		Not operable with a closed fist	-	Provide a hose valve that can be operated with one hand and not require tight grasping, pinching, or twisting of the wrist.	1

East Ridge Recreational Area II



Town of Ridgefield

ADA Transition Plan

May 2019

Institute for Human Centered Design

200 Portland Street, Boston, MA 02114

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East Ridge Recreational Area II

Background

The East Ridge Recreational Area II is a small recreational complex located roughly at the intersection of Ivy Hill Road and Prospect Ridge. Located across the street from the East Ridge Middle School, the East Ridge Recreational Area II shares a lot with the Winter Garden Ice Arena (not reviewed by IHCD staff).

Amenities at the area include two (2) soccer fields, called Adolfo and Diniz. Parking is provided by the lot owned by the Winter Garden Ice Arena (not reviewed by IHCD staff), additional access is provided by street crossings along Prospect Ridge. There were no portable toilets provided at the East Ridge Recreational Area II at the time of survey.

Key Accessibility Issues

<u>Exterior Access Routes</u>

The major accessibility issue at the East Ridge Recreational Area II is the lack of an accessible route to the Adolfo Field. Because of the embankment (with a 40% slope) between the Adolfo field and the parking lot, it may be technically infeasible to provide a route to this amenity. Additional issues include a lack of an accessible route between the Diniz and Adolfo field, as well as a broken access cover at the Adolfo field.

<u>Additional Accessibility Issues</u>

- Picnic tables are not accessible, and are not along an accessible route.

Order of Magnitude Cost Estimates

- Provide an accessible route between the soccer fields: $1,150
- Miscellaneous corrective actions (picnic tables, etc.): $342

Total: $1,592*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

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East Ridgefield Recreation Area II

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Edge of Adolfo Soccer Field	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	Walk way	ADA 2010: 302.3	Repair surface and/or replace covers.	1	
2	Route From Diniz Field to Adolfo Field	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Accessible route not provided	20% -	ADA 2010: 402.2	Reduce running slope to be no steeper than 1:20 (5%). Ensure an accessible route is provided. (Cost estimate based on the regrading of approximately 50 ft. of terrain, and providing 50 ft. of stone dust path.)	1	
	B. Access to Goods and Services											
		M. Dining or Work Surfaces										
3	Picnic Tables Near Soccer Field	Ext.		Dining or Work Surfaces	Picnic Table		Not on a accessible route Surface not stable, firm, and slip-resistant Top of dining and work surfaces < 28" or > 34"	- - -	ADA 2010: 302	Relocate picnic tables to ensure they are located on an accessible route and have clear floor space that is stable, firm, and slip-resistant. Provide at least one picnic table with tops between 28"- 34" above the floor and 27" clear height underneath.	1	
	F. Play and Sport Areas											
		C. Field										
4	Adolfo Soccer Field	Ext.		Field	Baseball		Not connected to a accessible route	-	o values defined>	Access to this soccer field from the parking area is provided by an embankment with a slope of 40%. Providing an accessible route may prove technically infeasible. IHCD recommends making the nearby Diniz Field the designated accessible field, and relocating games and activities as-needed to provide program accessibility.	1	

Richardson Park



Town of Ridgefield

ADA Transition Plan

February 2020

Institute for Human Centered Design

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Background

Richardson Park is located across the street from the Ridgefield High School at 729 North Salem Road. Amenities include an unpaved parking lot, picnic tables, a swing set, a wayside, a dog waste disposal bag dispenser and walking trails.

Key Accessibility Issues

Exterior Access Routes
Accessibility issues include lack of an accessible route from the parking area to the other amenities in the park including the wayside, picnic tables, swing set, walking trails and the dog waste disposal bag dispenser.

Parking Lot
Accessibility issues in the unpaved parking lot include lack of a marked access aisle, and lack of an identification sign with the International Symbol of Accessibility (ISA) and the designation “Van Accessible”.

Additional Accessibility Issues

- Lack of an accessible picnic table on an accessible route.
- Lack of a stable, firm and slip resistant surface to and around at least one swing at the swing set.

Note: Due to the steep terrain between the parking area and all of the amenities in the park, providing an accessible route to the park amenities may be technically infeasible. In order to provide program access, IHCD recommends providing a sign on an accessible route by the parking lot directing visitors to other accessible parks with comparable amenities in Ridgefield. IHCD also recommends posting this same information on the town’s website.

Note: A building at Richardson Park was not surveyed.

Order of Magnitude Cost Estimates

- Miscellaneous corrective actions (renovate parking, provide sign directing visitors to park with comparable amenities on an accessible route): $573

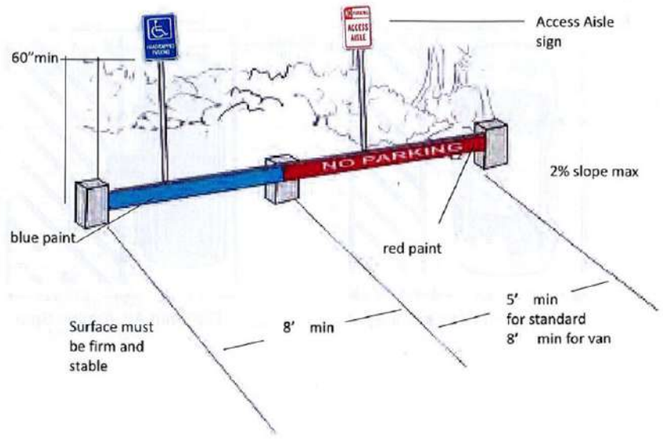
Total: $573* **

*Note: Due to the recommendation that visitors be directed to a park that has comparable amenities connected by an accessible route, costs to create an accessible route to Richardson Park amenities and costs for an accessible picnic table and a stable, firm and slip resistant surface at the swing set are not included.

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

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Figure 1: The image below was created for the Department of Conservation and Recreation (DCR) in Massachusetts and includes some Massachusetts-specific measurements. It is being included here to provide an example of one way to designate accessible parking in an unpaved parking lot. Note that in Connecticut pursuant to section 14-253a of the Connecticut General Statutes, van parking spaces shall be 16 feet in width including 8 feet of cross hatch.



Unpaved Parking Lots

Richardson Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Path From Parking to Picnic Tables and Swings	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Running slope > 1:20 (5.00%)	26%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Reducing slope may be technically infeasible.)	1	
2	Swings at Top of Hill	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%) Surface not stable, firm, and slip-resistant Accessible route not provided	28% -	ADA 2010: 1008.2.6 ADA 2010: 402.2	Reduce running slope to be no steeper than 1:20 (5%). Repair surface and ensure that surface is firm, stable and slip-resistant (to areas under and around play components/swing set). Ensure an accessible route is provided. (Reducing slope may be technically infeasible.)	1	
3	Wayside	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Relocate wayside to an accessible location by the parking lot.	1	
4	Dog Waste Disposal Bag Dispenser	Ext.		Exterior Access Route	Exterior		Accessible route not provided	25%	ADA 2010: 402.2	Relocate dog waste disposal bag dispenser to an accessible location by the parking lot.	1	
		C. Off-Street Parking Lot or Garage										
5	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 not provided Sign not provided Sign does not have the designation "Van Accessible"	25 - - - - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	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. Position sign 60" min. above the ground. (Cost based on a marked access aisle and sign in the unpaved lot.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
B. Access to Goods and Services												
		H. Signage										
6	Parking Lot	Ext.		Signage	Directional		Not provided	-	ADA 2010: 216	Provide a sign in the parking area directing visitors to area parks with comparable amenities located on an accessible route.	1	
		S. Picnic Tables										
7	Picnic Tables at Top of Hill	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route	26" -	ADA 2010: 226.1 ADA 2010: 206.2.4	Ensure that at least 5% (minimum one) of dining surfaces are accessible. Ensure that the dining surface is connected to an accessible route. (Providing an accessible route to the picnic area may be technically infeasible.)	1	

Martin Park Beach



Town of Ridgefield
ADA Transition Plan

September 2019

Institute for Human Centered Design

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Martin Park Beach

Background

Martin Park Beach is a fresh water beach located at 19 Great Pond Road. There are two parking areas south of the beach with a total of 110 parking spaces including three (3) car accessible parking spaces. Other amenities include lifeguards during hours of operation from Labor Day to Memorial Day, an accessible portable toilet near the parking area, a men's and women's multi-user toilet room above the beach, changing rooms and a shower at the beach, a pavilion with picnic tables, an inflatable slide into water, some beach mats, yoga, a volleyball court and a wayside. There are also paddle boards, single kayaks, tandem kayaks, row boats or 4-person paddle boats which are available for rent.

Key Accessibility Issues

<u>Parking</u>
Accessibility issues include lack of one (1) van accessible parking space with an access aisle and a sign with the International Symbol of Accessibility (ISA) and the designation “Van Accessible”, and lack of one (1) car accessible parking space with an access aisle and identification sign.

<u>Beach Access Route</u>
Accessibility issues include lack of an accessible beach access route that is firm and stable extending to the normal recreation water level of the beach.

<u>Exterior Access Routes</u>
Accessibility issues include lack of accessible exterior access routes to all park amenities.

<u>Toilet Rooms</u>
Accessibility issues include lack of a rear grab bar and a malfunctioning self-closing hinge in the accessible compartments in the men’s and women’s multi-user toilet rooms. Also, there is a lack of a urinal mounted 17” max. above the finished floor and the flush control is not located on the open (transfer) side of the toilet in the accessible compartment in the men’s multi-user toilet room.

Additional Accessibility Issues

- Lack of an accessible picnic table on an accessible route at the picnic pavilion.
- Lack of a compliant bench in the changing area.

Order of Magnitude Cost Estimates

- Provide an accessible beach access route (beach mat): $1,909
- Provide accessible exterior access routes to all park amenities (beach mats, duck boards): $12,453
- Provide an accessible surface around and under play components (poured-in-place rubber): $2,520
- Renovate toilet rooms: $2,709
- Provide two (2) accessible parking spaces: $1,850
- Miscellaneous corrective actions (accessible picnic table, accessible bench in changing area, etc.): $1,378

Total: $22,819*

* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

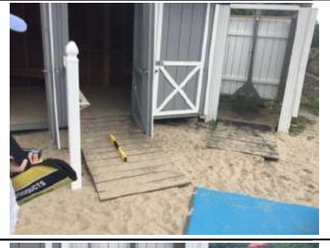
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should only be considered as a general guide for planning purposes until actual bids are submitted.

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.

- IHCD team appreciated the use of beach mats from the beach area entrance by the route from the parking area towards some of the existing amenities such as the picnic pavilion and the beach shower and changing area.
- Recommend providing seating areas 72" wide min. adjacent to beach access route beach mats near the normal recreation water level (use beach mats).

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Beach to Toilet Rooms	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%) Accessible route not provided	20.3%	ADA 2010: 402.2	Correcting the slope of the existing path may be technically infeasible. Recommend providing a beach access route (beach mat) along the northeast side from the toilet room entrance to new beach mat near boat rental. Recommend also signs to the accessible route. (Cost based on a 72" wide min. x 100' long beach mat and signs at top and bottom.)	1	
2	Route to Toilet Rooms	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	2.5"	ADA 2010: 403.4	Alter change in level to be 1/4" high max. (Cost based on a beveled transition.)	1	
3	Fresh Water Beach With Lifeguards	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Provide an accessible beach access route 72" wide min. from existing beach mat to the normal recreation water level. (Cost based on a 72" wide min. x 33' long beach mat.)	1	
4	Changing Room	Ext.		Exterior Access Route	Exterior		Accessible route not provided	17.0%	ADA 2010: 402.2	Changing room not on an accessible route. Reduce running slope to 1:10 (10.00%) max. and reposition beach mat. (Cost based on 16' of 36" wide wooden duck board.)	1	
5	Beach Shower	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Shower not on an accessible route. Reduce running slope to 1:20 (5.00%) max. and extend beach mat.) (Cost based on a 72" wide min. x 8' long beach mat.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Zoom Floom Slide to Water	Ext.		Exterior Access Route	Exterior		Accessible route not provided	7"	ADA 2010: 402.2	Connect existing structure to 1:10 (10.00%) max. running slope duck board route. Provide a 72" wide min. x 33' long beach mat from existing beach mat to duck board route at Zoom Floom. (Cost based on a 72" wide min. x 33' long beach mat and 6' long x 36" wide duck board route.)	1	
7	Boat Rental Area	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure boat rental area is connected to an accessible route. (Provide a 72" wide min. x 50' long beach mat from existing beach mat to edge of sport activity.) (Cost based on a 72" wide min. x 50' long beach mat.)	1	
	C. Off-Street Parking Lot or Garage											
8	Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	110 3 -	ADA 2010: 208.2 ADA 2010: 208.2	Provide two accessible parking spaces with a shared access aisle that is 96" wide min. Include signs with the International Symbol of accessibility (ISA) at both spaces. Include the words "Van Accessible" on the sign of the space on the left, the van accessible parking space.	2	
	B. Access to Goods and Services											
	O. Locker Room											
9	Beach Changing Room	Ext.		Locker Room	N/A		Clear floor space not provided at bench Bench < 20" or > 24" deep Bench < 42" long	- - -	ADA 2010: 903.2 ADA 2010: 903.3 ADA 2010: 903.3	Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer. Provide a bench that is 20"- 24" deep max. Provide a bench that is 42" long min. Ensure bench can support 250 lbs. min. (Cost based on a new hardwood bench.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		S. Picnic Tables										
10	Picnic Pavilion	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided	-	ADA 2010: 226.1	Ensure that at least 5% (minimum one) of dining surfaces are accessible. Locate accessible picnic table with accessible end next to beach mat. (Cost based on an one accessible picnic table.)	1	
		C. Toilet & Bathing Rooms										
		A. Overall Access										
11	Men’s Toilet Room	1		Overall Access	Toilet Room		International Symbol of Acc. not provided	-	ADA 2010: 216.8	Provide a sign with the International Symbol of Accessibility. Provide raised characters and braille.	1	
12	Women's Toilet Room	1		Overall Access	Toilet Room		International Symbol of Acc. not provided	-	ADA 2010: 216.8	Provide a sign with the International Symbol of Accessibility. Provide raised characters and braille.	1	
		D. Toilet Compartment										
13	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Grab bars not provided	- -	ADA 2010: 604.8.1.2 ADA 2010: 604.5	Repair hinge. Provide a 36" long min. grab bar on the rear wall.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
14	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Grab bars not provided Flush control not on open side	- - -	ADA 2010: 604.8.1.2 ADA 2010: 604.5 ADA 2010: 604.6	Repair hinge. Provide a 36" long min. grab bar on the rear wall. Provide the flush control on the open side of the toilet (transfer side).	1	
		E. Urinal										
15	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high	23.5"	ADA 2010: 605.2	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	
		H. Portable Toilet										
16	Accessible Portable Toilet Near Parking	Ext.		Portable Toilet	409		Not located on an accessible route	8.5%	ADA 2010: 206.2.4	Locate portable toilet on an accessible route. Reduce cross slope at portable toilet to 1:48 (2.08%). (Cost based on 3'x6' of asphalt to reduce slope.)	1	
		F. Play and Sport Areas										
		B. Play Areas										
17	Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components Not connected to an accessible route	- -	ADA 2010: 206.2.17.1 ADA 2010: 206.2.17.1	Provide an accessible surface around and under play components (poured-in-place rubber). Provide an accessible route to the play area (72" wide min. 8' long beach mat), (Cost based on 180 square feet of poured-in-place rubber and 72" wide min. x 8' long beach mat.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		D. Court										
18	Volleyball Up Hill by Toilet Rooms	Ext.		Court	Volleyball		Court is not connected to an accessible route	-	ADA 2010: 206.2.12	Ensure volleyball court is connected to an accessible route. (Provide a 72" wide min. x 16' long beach to edge of sport activity.) (Cost based on a 72" wide min. x 16' long beach mat to edge of sport activity.)	1	
		Z. Best Practice										
19	Beach Mats After Path From Parking	Ext.					Best practice.		o values defined>	IHCD team noticed existing beach mats providing some accessible beach access routes.	1	

Ridgefield Rail Trail



Town of Ridgefield

ADA Transition Plan

September 2019

Institute for Human Centered Design

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Ridgefield Rail Trail

Background

Ridgefield Rail Trail is a 2.25 mile trail that is open from dawn to dusk. The Rail Trail runs from the east end of Prospect Street, crossing Ivy Hill Road, Cooper Hill Road, and terminating at an approximate address of 170 Florida Road. There are entry points to the trail near the end of Halpin Lane by the Ridgefield Theater Barn and Guild of Artists, and also at Prospect Street, Florida Road, Ivy Hill Road and Cooper Hill Road.

Currently, the only parking available for the Rail Trail is located at the entry point at Halpin Lane where an unpaved parking lot is shared by Rail Trail visitors, the Theater Barn and the Guild of Artists.

Note: IHCD team was informed that there were plans being developed to significantly renovate parking near the Theater Barn and Guild of Artists, so parking conditions may have changed since the time of the survey.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues on the Rail Trail are most prominent at the Halpin Lane trail entry point, which is not accessible. There is deteriorated pavement near the start of the trail, excessive running slopes of up to 25%, and excessive changes in level due to rocks, roots and similar items in the trail.

Parking

The major accessibility issue at the parking lot by the Theater Barn and Guild of Artists is the lack of a van accessible parking space with a marked access aisle and an identification sign with the International Symbol of Accessibility (ISA) and the designation “Van Accessible”.

Additional Accessibility Issues

- Dog waste bag dispensers not located on an accessible route and mounted higher than the maximum height allowed.
- Wayside not on an accessible route.

Order of Magnitude Cost Estimates

- Miscellaneous corrective actions (dog waste bag dispensers, parking, etc.): $1,392

Total: $1,392*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

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 informational signage describing typical trail conditions at each trail entry point, indicating which trail entry points are accessible.
- Recommend providing information about available accessible parking along the Rail Trail near all trail entry points.
- Recommend, if Ridgefield owns or controls sufficient land around the Rail Trail, providing at least one (1) compliant van

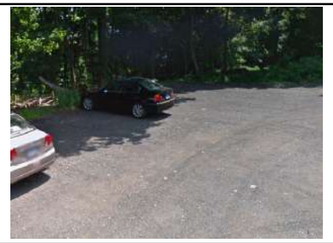
accessible parking space near the trail crossings on Cooper Hill Road (east and west), and at the trailheads at Prospect Street and Florida Road.

- Recommend, if the location is owned or controlled by the Town of Ridgefield, allowing members of the public to park in the lot near the trail entrance by 130 Ivy Hill Road. If this is done, ensure that at least one (1) compliant van accessible parking space is provided.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Near Halpin Lane Entrance	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working condition. (Cost based on 3'x3' asphalt patch.)	1	
2	Entrance on Halpin Lane, Near Theater Barn	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. Ensure route has 5.0% (1:20) max. running slope and 2.08% (1:48) max. cross slope. (Cost based on 5' of asphalt at wayside.)	1	
		C. Off-Street Parking Lot or Garage										
3	Halpin Lane Parking Area	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	10 0 - - -	ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	Provide one (1) van accessible space. Provide a marked access aisle that is at least 96" wide. Provide a sign with the bottom of the sign 60" min. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
	B. Access to Goods and Services											
		K. Operable Parts										
4	Trail Crossing, East Side at Ivy Hill Road	Ext.		Operable Parts	N/A		Element not on an accessible route Reach < 15" or > 48"(forward/side approach)	- 64"	ADA 2010: 206.2.4 ADA 2010: 308	Ensure dog waste bin is located on an accessible route. Relocate dog waste bin so that controls are between 15"- 48" above the ground.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
5	Florida Road Trailhead	Ext.		Operable Parts	N/A		Element not on an accessible route Reach < 15" or > 48"(forward/side approach)	- 66"	ADA 2010: 206.2.4 ADA 2010: 308	Ensure dog waste bin is located on an accessible route. Relocate dog waste bin so that controls are between 15"- 48" above the ground.	1	
6	At Prospect Street Trailhead	Ext.		Operable Parts	N/A		Element not on an accessible route Reach < 15" or > 48"(forward/side approach)	- 65"	ADA 2010: 206.2.4 ADA 2010: 308	Ensure dog waste bin is located on an accessible route. Relocate dog waste bin so that controls are between 15"- 48" above the ground.	1	
	Z. Best Practice											
7	Entrance to Trail From Halpin Lane	Ext.			N/A		N/A		N/A	Recommend providing informational signage describing typical trail conditions at each trail entry point (the trail entry point at this Halpin Lane location is not accessible).	1	
8	Near 130 Ivy Hill Road	Ext.			N/A		N/A		N/A	Recommend, if the location is owned or controlled by the Town of Ridgefield, allowing members of the public to park in the lot near the trail entrance by 130 Ivy Hill Road. If this is done, ensure that at least one (1) compliant van accessible parking space is provided.	1	
9	Trail Crossing, West Side at Cooper Hill Road	Ext.			N/A		N/A		N/A	Recommend, if Ridgefield owns or controls sufficient land around the Rail Trail at this Cooper Hill trail crossing, providing at least one (1) compliant van accessible parking space.	1	

Rail Trail

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
10	Trail Crossing, East Side at Cooper Hill Road	Ext.			N/A		N/A		N/A	Recommend, if Ridgefield owns or controls sufficient land around the Rail Trail at this Cooper Hill trail crossing, providing at least one (1) compliant van accessible parking space.	1	
11	Prospect Street Trailhead	Ext.			N/A		N/A		N/A	Recommend, if Ridgefield owns or controls sufficient land around the Rail Trail, providing at least one (1) compliant van accessible parking space near this Prospect Street trail crossing.	1	
12	Florida Road Trailhead	Ext.			N/A		N/A		N/A	Recommend, if Ridgefield controls land at this Florida Road trail entry point, providing at least one (1) compliant van accessible parking space.	1	
13	Halpin Lane Parking Area	Ext.			N/A		N/A		N/A	Recommends providing informational signage about available accessible parking near accessible trail entry points (the trail entry point at this Halpin Lane location is not accessible).	1	
14	Near Prospect Street Entrance	Ext.			N/A		20% of benches have clear floor space < 36" x 48"	-	N/A	Recommend that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. (Recommend 36" by 48" stone dust patch at bench.)	1	

Shadow Lake Field



Town of Ridgefield

ADA Transition Plan

September 2019

Institute for Human Centered Design

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Shadow Lake Field

Background

Shadow Lake Field, located at approximately 158 Shadow Lake Road, is just north of Shadow Lake. Amenities include a baseball field, picnic area, wayside, portable toilet, and the Shadow Lake Trail. A small parking lot is provided, with space for approximately 10 cars. There is currently no accessible parking.

Key Accessibility Issues

Exterior Routes

Accessibility issues include lack of an accessible route to park amenities including the picnic area and the wayside near the parking lot. Additionally, the route to the dugout on the east side needs maintenance.

Parking

The major accessibility issue at the parking lot is the lack of a van accessible parking space with a marked access aisle and designation sign with the International Symbol of Accessibility (ISA) and the designation “Van Accessible”.

Additional Accessibility Issues

- Lack of an accessible picnic table.
- Lack of an accessible portable toilet.

Order of Magnitude Cost Estimates

- Provide accessible routes to park amenities: $935
- Provide an accessible portable toilet: $2,300
- Miscellaneous corrective actions (accessible picnic table, parking, etc.): $1,625

Total: $4,860*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

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 informational signage indicating the typical running slopes, obstacle heights and related trail conditions at the entrance to the Shadow Lake Trail, and duplicating this information on appropriate websites. Identified conditions included two (2) bridges with approximately 8" changes in level at both ends, up to a 20% running slope in multiple locations, and tree roots and similar trail obstacles up to 6" in height at multiple locations.

Shadow Lake Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Route to Dugout East Side of Field	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions. (Cost based on 60' by 3' wide stone dust path to maintain route to dugout.)	1	
2	Wayside Near Parking Lot	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 15' stone dust path to wayside.)	1	
		C. Off-Street Parking Lot or Garage										
3	Unpaved Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	10 0 - - -	ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	Provide one (1) van accessible space. Provide a marked access aisle that is at least 96" wide. Provide a sign with the bottom of the sign 60" min. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	
	B. Access to Goods and Services											
		S. Picnic Tables										
4	Picnic Area	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route	- -	ADA 2010: 226.1 ADA 2010: 206.2.4	Ensure that at least 5% (minimum one) of dining surfaces are accessible. Ensure that the dining surface is connected to an accessible route. (Cost based on accessible picnic table and 50' stone dust path to picnic area.)	1	
	C. Toilet & Bathing Rooms											

Shadow Lake Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	H. Portable Toilet											
5	Portable Toilet Near Parking Lot	Ext.		Portable Toilet	N/A		Accessible portable toilets not provided	-	ADA 2010: 213.2	Ensure that at least 5% of portable toilets are accessible. Ensure portable toilet is located on an accessible route. (Cost based on an accessible portable toilet.)	1	
	Z. Best Practice											
6	Shadow Lake Trail Sign	Ext.			N/A		N/A		N/A	Recommend providing informational signage indicating the typical running slopes, obstacle heights, and related trail conditions at the entrance to Shadow Lake Trail and duplicate this information on appropriate web sites. (See ID #7.)	1	
7	Shadow Lake Trail	Ext.			N/A		N/A		N/A	Two (2) bridges with approximately 8" changes in level at both ends. Tree roots and similar trail obstacles up to 6" in height at multiple locations. Up to a 20% running slope in multiple locations.	1	

Sturges Park and Campground



Town of Ridgefield

ADA Transition Plan

February 2020

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Sturges Park and Campground

Background

Sturges Park and Campground is an outdoor facility located at 217 Rippowam Road, along the Connecticut and New York border. The site has a camp house with a wood-burning stove and bunk beds, and a camping location with lean-tos. In addition, there are fire pits, exterior picnic tables, hiking opportunities, an open grass field, toilet facilities, a water pump, game dressing tables and accessible parking near the camp house. There is also an additional parking location east of the camp house on an access road.

Key Accessibility Issues

Exterior Routes

Accessibility issues include lack of accessible exterior routes to many park amenities including a path from accessible parking to a picnic pavilion, a path to three additional picnic areas, a path to a wayside, a path to the accessible entrance in to the camp house, a path to the fire pit that is closest to the camp house, a path to a sitting area with benches, and a path to a water pump. There is also a lack of an accessible route to at least one of the lean-tos.

Parking

Accessibility issues include lack of a van accessible access aisle, two signs with the International Symbol of Accessibility and a sign with the words “Van Accessible” at the parking area by the entry gate, and lack of a van accessible access aisle and sign with the words “Van Accessible” at the van accessible space near the cabin.

Picnic Tables

Accessibility issues include the lack of accessible picnic tables at three different picnic areas.

Signage

Accessibility issues include lack of signage to the accessible portable toilet at an outhouse, and lack of a sign to the accessible entrance at a secondary Camp House entrance.

Additional Accessibility Issues

- The accessible portable toilet has a toilet paper dispenser that is higher than the maximum height allowed.

Order of Magnitude Cost Estimates

- Provide accessible exterior routes including a ramp to at least one lean-to: $7,504
- Provide compliant accessible parking spaces: $1,200
- Provide three (3) accessible picnic tables: $2,100
- Miscellaneous corrective actions (reduce change in level at wood burning stove, provide two (2) directional signs, lower toilet paper dispenser at accessible portable toilet, etc.): $745

Total: $11,549*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Universal Design

- Recommend providing padding at the bottom edge of the upper/second bunk bed above the accessible bunk bed to prevent head injury to visitors sleeping on the lower bunk.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Parking Lot to Picnic Pavilion	Ext.	N/A	Exterior Access Route	Exterior		Route < 36" wide Surface not stable, firm, and slip-resistant	32" -	ADA 2010: 403.5.1 ADA 2010: 403.2	Ensure that a clear width of 36" min. is maintained at the accessible route. Repair surface. (Cost based on widening 40'x3' stone dust path at $11.39 per foot.)	1	
2	Camp House	Ext.	N/A	Exterior Access Route	Exterior		Level changes > 1/4"	Sidew alk	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
3	Lean-tos	Ext.	N/A	Exterior Access Route	Exterior		Accessible route not provided	24"	ADA 2010: 402.2	Provide a ramp to a lean-to. (Cost based on a 24' straight wood ramp with handrails, edge protection and top and bottom landings.) **Note**: for some visitors an all wheel drive vehicle may be required to get to the ramp and provide program access to the lean-to.	1	
4	Open Grass Field	Ext.	N/A	Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided to benches area with a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max. (Cost based on a 30' x 3' stone dust path at $11.39 per foot.)	1	
5	Fire Pit Closest to Camp House	Ext.	N/A	Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided to fire pit with a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max. **Note**: There are two fire pits at the camp site. Providing access to this location, the closest of the two, achieves program access for this element. (Cost based on 30' stone dust path at $11.39 per foot.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Wayside at Ridgefield Gate Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided to wayside with a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max. (Cost based on 6'x3' stone dust path at $11.39 per foot.)	1	
7	Water Pump	Ext.	N/A	Exterior Access Route	Exterior		Accessible route not provided	Walk way	ADA 2010: 402.2	Ensure an accessible route is provided to water pump. (Cost based on 3'x3' asphalt path at $13 per foot.)	1	
	C. Off-Street Parking Lot or Garage											
8	Ridgefield Gate Parking Lot	Ext.	N/A	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"	30 0 0 - - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	Provide a marked access aisle that is at least 96" wide for a van accessible space and for a car accessible space adjoining the access aisle. Provide two signs with the International Symbol of Accessibility (ISA) positioned so the bottom of the sign is 60" min. above the ground. Add the words "Van Accessible" at the van accessible space.	1	
9	Parking Lot Near Cabin	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 does not have the designation "Van Accessible"	2 2 0 - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6	Provide a marked access aisle that is at least 96" wide at the van accessible space and a sign with the words "Van Accessible" positioned so the bottom of the sign is 60" min. above the ground.(Note: A sign with the International Symbol of Accessibility is already provided.)	1	
	E. Entrance											
10	Camp House, Alternate Entrance	Ext.	N/A	Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	-	ADA 2010: 216.6	Provide a directional sign indicating the location of the nearest accessible entrance.	1	
	B. Access to Goods and Services											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		B. Interior Access Route										
11	Camp House	1	N/A	Interior Access Route	Interior		Level changes > 1/4"	2"	ADA 2010: 403.4	Alter change in level to be 1/4" high max. (Cost for a 3'x3' concrete patch.)	1	
		S. Picnic Tables										
12	Picnic Pavilion	Ext.	N/A	Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces At least 5% accessible spaces not provided Picnic table not on an accessible route	24 0 - 2"	ADA 2010: 226.1 ADA 2010: 206.2.4	Ensure that at least 5% (minimum one) of dining surfaces are accessible. Ensure that the dining surface is connected to an accessible route. (Cost based on one accessible picnic table and reducing threshold.)	1	
13	Camp House	Ext.	N/A	Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces At least 5% accessible spaces not provided Picnic table not on an accessible route	20 0 - -	ADA 2010: 226.1 ADA 2010: 206.2.4	Ensure that at least 5% (minimum one) of dining surfaces are accessible. Ensure that the dining surface is connected to an accessible route with a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max. (Cost based on 115'x31 stone dust path around building at $11.39 per foot, and one accessible picnic table.)	1	
14	Picnic Area Near Lean-tos	Ext.	N/A	Picnic Tables	N/A		Number of accessible seating spaces At least 5% accessible spaces not provided Picnic table not on an accessible route	0 - -	ADA 2010: 226.1 ADA 2010: 206.2.4	Ensure that at least 5% (minimum one) of dining surfaces are accessible. Ensure that the dining surface is connected to an accessible route with a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max. (Cost based on 60'x3' stone dust path at $11.39 per foot and one accessible picnic table.)	1	
15	Open Grass Field	Ext.	N/A	Picnic Tables	N/A		Picnic table not on an accessible route	-	ADA 2010: 206.2.4	Ensure that the dining surface is connected to an accessible route with a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max. (Cost based on 30'x3' stone dust path at $11.39 per foot.)	1	
		C. Toilet & Bathing Rooms										

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		A. Overall Access										
16	Outhouse Down From Camp House	Ext.	N/A	Overall Access	Bathing Room		Sign to accessible toilet not provided	-	ADA 2010: 216.8	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	
		H. Portable Toilet										
17	Parking Lot, Portable Toilet	Ext.	N/A	Portable Toilet	N/A		Non-compliant toilet paper dispenser	55"	ADA 2010: 604.7	Relocate toilet paper dispenser so that it is between 14"- 19" above the floor and between 7"- 9" in front of the toilet. Ensure dispensers and other devices are not mounted above grab bars.	1	
		Z. Best Practice										
		Bunk Bed										
18	Camp House	1	N/A	Bunk Bed	N/A		Bunk beds potentially hazardous.	-	o values defined>	Recommend providing padding at the bottom edge of the upper/second bunk bed so as to prevent head injury to visitors sleeping on the lower accessible bunk bed.	1	

Sachem Field



Town of Ridgefield

ADA Transition Plan

March 2019

Institute for Human Centered Design

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Sachem Field

Background

Sachem Field is small outdoor softball field located at 201 Old West Mountain Road, although the survey team found it to be closer to 120 Old West Mountain Road. At this location is a softball field and an off-street parking lot with room for approximately 10 cars.

Key Accessibility Issues

Exterior Routes

Accessibility issues include a lack of accessible routes from the parking lot to the softball field and to team seating.

Parking

The parking lot lacks a designated van accessible space with marked access aisle and identification sign.

Team Seating

Accessibility issue at the team seating is the lack of clear floor space that allows for shoulder alignment.

Order of Magnitude Cost Estimates

- Accessible exterior routes: $1,026
- Miscellaneous (accessible van, access aisle and identification sign, team seating spaces): $584

Total: $1,610

Total Design Cost: $

Total Engineering Contingency Cost: $

Sachem Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		C. Off-Street Parking Lot or Garage										
1	Parking Lot	Ext.	N/A	Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Access aisle not provided Sign not provided	10 0 - -	ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6	Provide one van accessible space. Provide a marked access aisle that is at least 96" wide. Provide a sign with the bottom of the sign 60" min. Add the designation "Van Accessible" to the sign.	1	
	F. Play and Sport Areas											
		C. Field										
2	Team Seating	Ext.	N/A	Field	Baseball		Accessible spaces not-provided at team seating Field not connected to an accessible route	- -	ADA 2010: 221.2.1.4 ADA 2010: 206.2.2	Provide a 30"x 48" clear floor space at team seating. Ensure team seating area is connected to an accessible route. (Cost based on 30' stone dust path and clear floor space at team seating.)	1	
3	Route to Field	Ext.	N/A	Field	Baseball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure baseball field is connected to an accessible route. (Cost based on 60' stone dust path.)	1	

Scalzo Field



Town of Ridgefield

ADA Transition Plan

March 2019

Institute for Human Centered Design

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Scalzo Field

Background

Scalzo Field is small outdoor baseball field located at 74 Prospect Ridge. At this location is a baseball field and an off-street parking lot with room for approximately 50 cars.

Key Accessibility Issues

Exterior Routes
Accessibility issues include a lack of accessible routes from the parking lot to the baseball field, team dugout and fan seating. Also, the portable toilet is not located on an accessible route.

Parking
The parking lot lacks a designated van accessible space with marked access aisle and sign with the International Symbol of Accessibility and the designation “Van Accessible.”

Portable Toilet
Accessibility issue includes lack of an accessible portable toilet.

Order of Magnitude Cost Estimates

- Exterior accessible routes: $2,919
- Parking lot renovations (including sign and striping): $400
- Accessible portable toilet: $2,300
- Miscellaneous corrective actions (accessible picnic table): $700

Total: $ 6,319*

*Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Scalzo Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Scalzo Field, North Entrance	Ext.	N/A	Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	5.2%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 20' asphalt to correct slope.)	1	
2	Scalzo Field, Dugout to Field	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	-	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
	C. Off-Street Parking Lot or Garage											
3	Sccalzo Field, 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"	50 0 0 - - -	ADA 2010: 208.2 ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	Provide one van accessible space with marked access aisles at least 96" wide at the van accessible space. Provide a sign with the bottom of the sign 60" min. above the ground. Add the designation "Van Accessible" to the van accessible space.	1	
	B. Access to Goods and Services											
		S. Picnic Tables										
4	Scalzo Field	Ext.	N/A	Picnic Tables	N/A		Toe or knee clearance at tables not provided	8.5"	ADA 2010: 902.2	Provide at least 1 dining surface with toe and knee clearance.	1	
	C. Toilet & Bathing Rooms											

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		J. Portable Toilet										
5	Scalzo Field, Parking Lot	Ext.	N/A	Portable Toilet	385		Not located on an accessible route Accessible portable toilets not provided	- -	ADA 2010: 206.2.4 ADA 2010: 213.2	Locate portable toilet on an accessible route. Ensure that at least one accessible portable toilets is provided.	1	
		F. Play and Sport Areas										
		C. Field										
6	Scalzo Field, Fan Seating	Ext.	N/A	Field	Baseball		Accessible spaces not-provided at sidelines seating Field not connected to an accessible route	- -	ADA 2010: 221.2 ADA 2010: 206.2.2	Provide a 36" x 48" clear floor space at sidelines seating. Ensure fan seating is connected to an accessible route. (Cost based on 130' stone dust path and 3' x 4' concrete patch.)	1	
7	Scalzo Field, Route to Dugout and Fan Seating	Ext.	N/A	Field	Baseball		Field not connected to an accessible route	-	ADA 2010: 206.2.2	Ensure baseball field is connected to an accessible route. (Cost based on a 90' stone dust path from fan seating to field and dugouts.)	1	

Serfilippi and Fitzgerald Fields



Town of Ridgefield

ADA Transition Plan

February 2020

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Serfilippi and Fitzgerald Fields

Background

Serfilippi and Fitzgerald Fields are located at 10 South Shore Drive. Amenities include two (2) baseball fields on the south side of Lake Windwing, a dock at the lake, vending machines, a concession stand, a toilet room, a wayside, an announcer's stand, picnic tables, and monuments recognizing the dedication of Fitzgerald Field and in memory of a little league player and a coach.

Parking is provided at two (2) parking lots. The parking lot near the entry gate has space for approximately six (6) vehicles, while the parking lot near the vending machines has space for approximately fifteen (15) vehicles. Accessible parking is not provided.

Note: The toilet room by the vending machines was locked on the date of the survey, so the inside of the toilet room was not surveyed.

Key Accessibility Issues

<u>Exterior Accessible Routes</u>

Accessibility issues include lack of exterior accessible routes to amenities including the dugout near first base and sideline seating at Serfilippi Field, the announcer's stand, the wayside, the dock at Lake Windwing, two memorials and one field dedication monument, and to the picnic tables. Existing routes also have changes in level greater than the maximum allowed and deteriorated surfaces.

<u>Additional Accessibility Issues</u>

- Lack of accessible spaces at team seating (all four dugouts).
- Lack of a designated accessible parking space at both parking areas.
- Lack of accessible space at sideline seating (bleachers, Serfilippi Field).
- Lack of an accessible picnic table.
- Lack of designation signage at the single-user toilet room.

Order of Magnitude Cost Estimates

- Renovate and provide exterior accessible routes: $3,352
- Miscellaneous corrective actions (accessible picnic table, accessible parking, signage etc.): $1,775

Total: $5,127* **

*Costs for renovation of the toilet room are not included.

**Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research.

Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

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" wide min. stable, firm and slip resistant clear floor space around the perimeter of the accessible picnic table.

Serfilippi and Fitzgerald Fields

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
	A. Approach and Entrance											
		A. Exterior Access Route										
1	Route Behind Sideline Seating at Fitzgerald Field	Ext.		Exterior Access Route	Exterior		Route < 36" wide	31"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route. (Cost based on 3'x3' brick paver patch.)	1	
2	Route to Fitzgerald Field Dugout and Sideline Seating	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Surface not stable, firm, and slip-resistant	10.2% -	ADA 2010: 403.2 ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). Repair surface. (Cost based on 20' asphalt to repair route.)	1	
3	Route to Serfilippi Field From First Base Dugout	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	Walk way	ADA 2010: 403.4	Alter change in level to be 1/4" high max. (Cost for a 3'x3' concrete patch.) **Note: Current measure field should read 3"**	1	
4	Route to Practice Area From First Base Dugout at Serfilippi Field	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	Walk way	ADA 2010: 403.4	Alter change in level to be 1/4" high max. (Cost for a 3'x3' concrete patch.) **Note: Current measure field should read 3"**	1	
5	Toilet Room at Concession Stand	Ext.		Exterior Access Route	N/A		Level changes > 1/4"	Sidew alk	ADA 2010: 403.4	Alter change in level to be 1/4" high max. (Cost for a 3'x3' concrete patch.) **Note: Current measure should read 2"**	1	

Serfilippi and Fitzgerald Fields

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Dock	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Accessible route not provided	6" -	ADA 2010: 403.4 ADA 2010: 402.2	Alter change in level to be 1/4" high max. at dock. Ensure an accessible route is provided to dock. (Cost based on a 36" wide x 90' long stone dust path.)	1	
7	Route to Fitzgerald Field	Ext.		Exterior Access Route	Exterior		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions (clear grass at entry).	1	
8	Route to Serfilippi Field First Base Dugout	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 36" wide x 30' long stone dust path to dugout.)	1	
9	Joseph Heller Memorial	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Relocate memorial to an accessible route.	1	
10	Tyler Ugolyn Memorial	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Relocate memorial to an accessible route.	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
11	Edward J. Fitzgerald Field Dedication	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Relocate monument to an accessible route.	1	
12	Announcer Stand at Fitzgerald Field	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	When required, relocate existing press box table and bench to ground level. Ensure it is connected to an accessible route at least 36" wide on a stable, firm, and slip resistant ground surface.	1	
13	Wayside Near Parking Lot	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on a 36" wide x 18' long stone dust path.)	1	
	C. Off-Street Parking Lot or Garage											
14	Parking Lot Near Concession Stand	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	15 0 - - -	ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	Provide a marked access aisle that is 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. Add the designation "Van Accessible" to the sign located at the van accessible space.(Cost based on striped access aisle and sign.)	1	
15	Parking Lot Near Gate	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	6 0 - - -	ADA 2010: 208.2 ADA 2010: 502.3 ADA 2010: 502.6 ADA 2010: 502.6	Provide a marked access aisle that is 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. Add the designation "Van Accessible" to the sign located at the van accessible space.(Cost based on striped access aisle and sign.)	1	
	B. Access to Goods and Services											

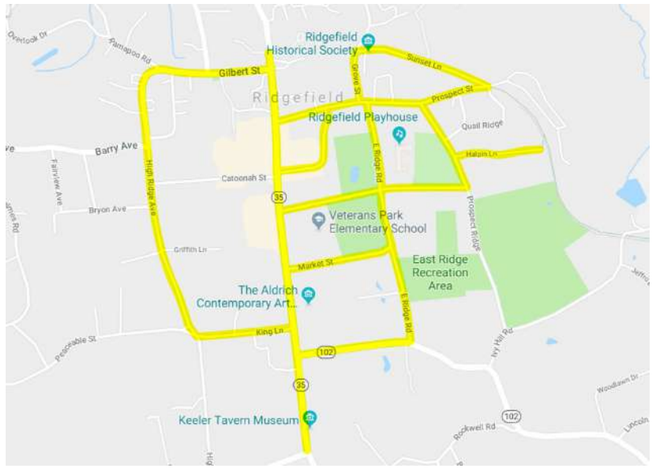
Serfilippi and Fitzgerald Fields

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
		H. Signage										
16	Toilet Room by Vending Machines	Ext.		Signage	Designation		Not provided	-	ADA 2010: 216	Locate toilet room identification signage alongside the door on the latch side. Include raised characters, braille and the International Symbol of Accessibility (ISA) on the sign if the toilet room is accessible.	1	
		S. Picnic Tables										
17	Picnic Tables	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route	- -	ADA 2010: 226.1 ADA 2010: 206.2.4	Ensure that at least 5% (minimum one) of picnic tables are accessible. Ensure accessible picnic table is located an accessible route. (Cost based on accessible picnic table and a 36" wide x 60' long stone dust path to an accessible picnic table in this area.)	1	
	F. Play and Sport Areas											
		C. Field										
18	Serfilippi Field Dugouts	Ext.		Field	Baseball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30"x 48" clear floor space at team seating.	2	
19	Fitzgerald Field Dugouts	Ext.		Field	Baseball		Accessible spaces not-provided at team seating	-	ADA 2010: 221.2.1.4	Provide a 30"x 48" clear floor space at team seating.	2	

Serfilippi and Fitzgerald Fields

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
20	Sideline Seating at Serfilippi Field	Ext.		Field	Baseball		Accessible spaces not-provided at sidelines seating Accessible route not provided	-	ADA 2010: 221.2 ADA 2010: 402.2	Provide a 30"x 48" clear floor space at sidelines seating. Ensure an accessible route is provided. (Cost based on clear floor space at bleachers and 45' stone dust path.)	1	

Streets Accessibility Survey



ADA Transition Plan

January 2019

Institute for Human Centered Design

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Streets Accessibility Survey

Background

The area of downtown Ridgefield that was surveyed includes the following streets: Catoonah Street, Gilbert Street, High Ridge Avenue, Market Street, East Ridge Street, Halpin Lane, Governor Street, Prospect Street, Sunset Lane, Grove Street, Bailey Avenue, and King Lane. In addition, portions of Main Street (roughly from the intersections at West Lane to the intersection at Gilbert Street), portions of Prospect Ridge (from the intersection at Prospect Street to the intersection at Governor Street), and sections of Route 102 (from its beginning at Main Street to the intersection at East Ridge Road) were reviewed.

Amenities in the area are vast and diverse. Downtown shops are located primarily along Main Street with schools, parks, fields, and museums along the periphery of streets including Market Street, East Ridge Street and High Ridge Avenue. Halpin Lane contains a retirement complex as well as art galleries and the Theatre Barn. There are also waysides describing historical events and buildings of historic significance all around the streets surveyed.

Key Accessibility Issues:

Detectable Warnings

- Detectable warnings are not provided at some intersections.
- Detectable warnings that lack maintenance.
- Detectable warnings that lack visual contrast with the adjacent walking surfaces.
- Detectable warnings that are not parallel to the path or travel.

Curb Ramps

- Landing at the top of curb ramps were either too narrow, or had excessive slopes.
- Some curb ramps were not flush with the street.

Accessible Routes

- Sidewalks have deteriorated surfaces.
- Remove or relocate flags, foliage and other objects that protrude into the circulation path.
- Crosswalk markings are faded or worn away.

Additional Accessibility Issues

- Grates not oriented perpendicular to the path of travel.
- Benches, trash cans, and other amenities not on an accessible route.

Ramps and Stairways

- Handrails lack the required 12” extensions at top and/or bottom landings.
- Handrails that are higher than the maximum allowed, or are not provided.
- Lack of maintenance at some concrete ramps.

Order of Magnitude Cost Estimates

- Repair or provide 51 detectable warnings: $9,180
- Repair deteriorated pavement (surface openings, changes in level): $78,532
- Repair 78 curb ramps (correct landings, ensure curb ramps are flush with street): $59,086
- Provide complaint handrails at ramps and repair ramp surfaces: $2,797
- Miscellaneous corrective actions (wayside corrections, benches, etc.): $1,159

Total: $150,754*

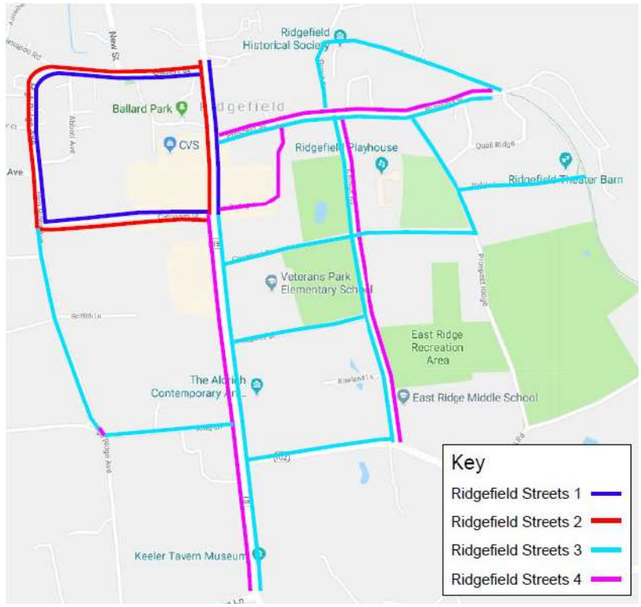
* Note: IHCD used RS Means as the basis for the Order of Magnitude Cost Estimation. Estimates are intended as a guide to budgeting for the provision of access modifications, and are not intended to be absolutely comprehensive or definitive. The cost estimates do not include costs for design and are not based on

prevailing wages. The estimates also do not include either cost presumed to be a maintenance issue or for work that goes beyond the scope of the project and requires further research. Local costs, regulation, the size and scope of individual projects and other factors can significantly skew these estimates, which should only be considered as a general guide for planning purposes until actual bids are submitted.

Best Practice and Universal Design Recommendations

- Consider providing striped crosswalks at schools and other major intersections where they are not currently provided.
- Consider extending signalized crossing time. Current research suggests that if there are more than 20% elderly people in the pedestrian stream, a slower walking speed of 3.0 feet/second should be used to calculate pedestrian crossing time.
- Correct pedestrian signals (audible signals, location) when signals are upgraded, reconstructed or newly installed. (Some crossings have only visible signals, have pushbuttons that are not on an accessible route, or have pushbuttons that are too far from the street crossing.)

Map Indicating Surveyed Street Locations in Each Catalog



* A note about Accessible Pedestrian Signals

ADA standards for Public Rights of Way

ADA standards that specifically address the public rights-of-way have not yet been finalized. Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (proposed PROWAG) were published July 26, 2011. These minimum technical standards would require APS at all newly constructed or reconstructed intersections where visual pedestrian signals are installed.

Accessibility still required

ADA Accessibility Guidelines are minimum guidelines for new construction or reconstruction, and must be applied to the maximum extent feasible in alterations, renovations, or additions.

While the ADA does not require going back and reconstructing all intersections and locations, it does require improving accessibility when work is performed at a location. When an intersection is being completely reconstructed, the expectation is that new construction guidelines can and will be met. See the section in Chapter 6 on new construction for a description of the elements covered by the proposed PROWAG.

When certain elements of an intersection are being upgraded, the accessibility features should also be upgraded to new construction standards to "the maximum extent feasible." The "maximum extent feasible" is explained in the Title II regulations issued by the Department of Justice.

SOURCE: http://www.apsguide.org/chapter_overview.cfm

Town of Ridgefield

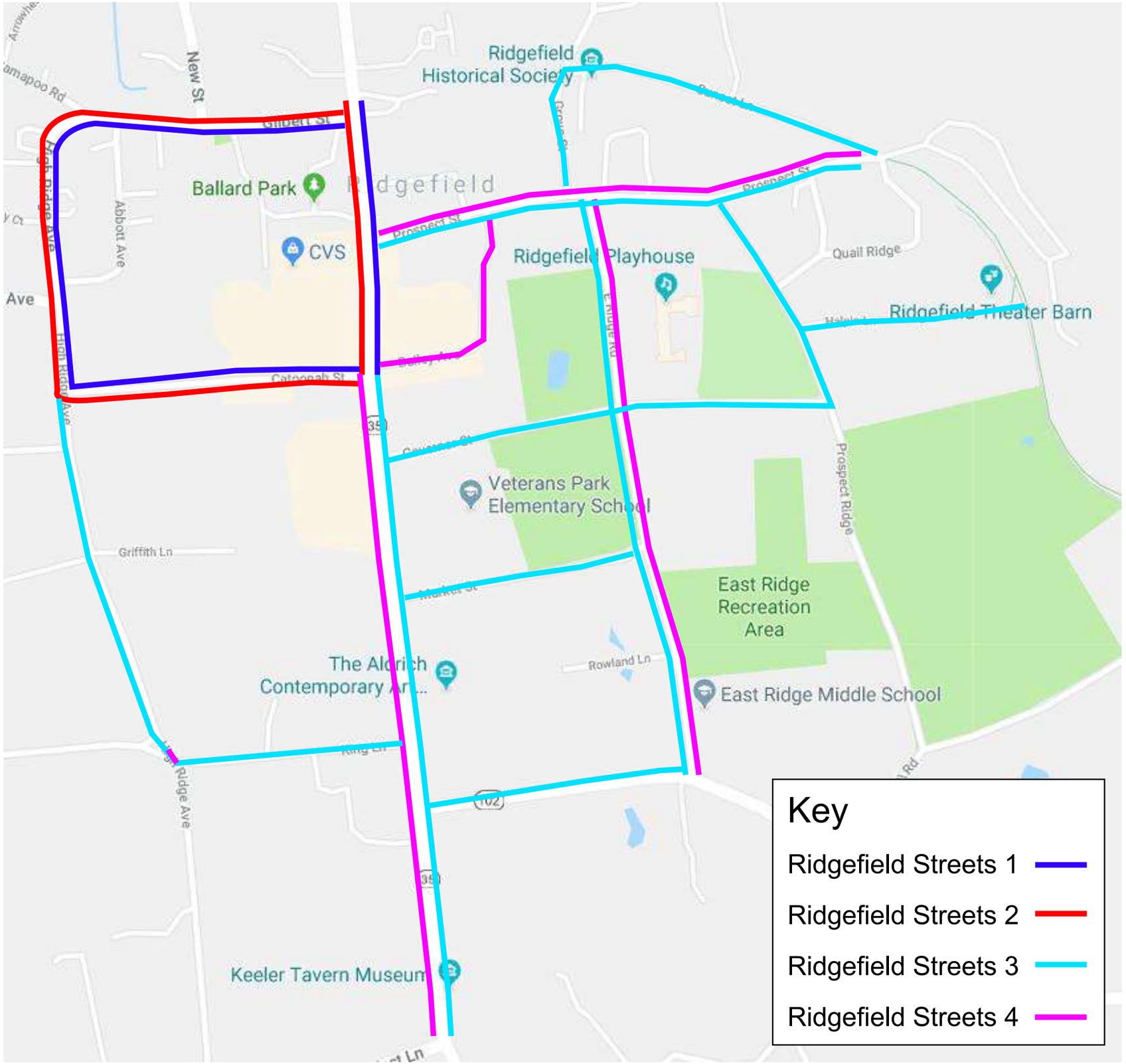
Streets Accessibility Survey

ADA Transition Plan

January 2019

Institute for Human Centered Design

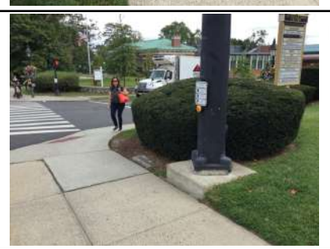
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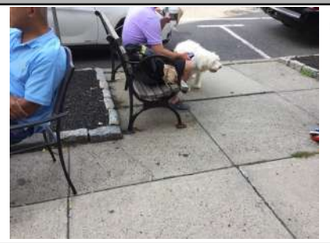
Ridgefield Streets
Catalog #1

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Ridgefield Streets 1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	456 Main St	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	8%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 50' x 3' concrete to fix slope.)	1	
7	470 Main St, Silver Lining Entrance	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	6%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 30' x 3' concrete to fix slope.)	1	
8	Near 470 Main St	Ext.		Exterior Access Route	Exterior		Accessible route not provided	24"	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 2' concrete path.)	1	
9	Main St at Prospect St, South	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Landing not provided at top of curb ramp Not parallel to pedestrian flow	18.5% - -	ADA 2010: 406.1 ADA 2010: 406.4	Reduce running slope to be no steeper than 1:12 (8.33%). Provide landing at top of curb ramp or reconfigure ramp. Locate curb ramp parallel to pedestrian flow.	1	
10	Main St at Prospect St, South	Ext.			N/A		Push button is located more than 10' from the curb ramp.	-	o values defined>	Consider locating push button within 10' of the curb ramp.	1	

Ridgefield Streets 1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
1	408 Main St	Ext.		Benches	N/A		Cross slope > 1:48 (2.08%)	5%	ADA 2010: 305.2	Ensure that 20% of benches have a cross slope no greater than 1:48 (2.08%) around the bench and in the clear floor space. (Cost based on 3'x4' concrete to fix slope.)	1	
2	Main St Entrance to Bailey St Parking Lot	Ext.		Curb Ramp	N/A		Detectable warnings not provided at parking lot entrance.		o values defined>	Consider providing detectable warning at parking lot entrance, especially if it is heavily trafficked.	1	
3	Alleyway by 426 Main St	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%)	12%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%).	1	
4	Near 424 Main St	Ext.		Curb Ramp	Parallel		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	2	
5	456 Main St	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	13%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 6' by 10' patch of asphalt to fix slope.)	1	

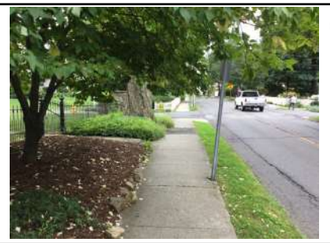
Ridgefield Streets 1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
11	472 Main St, Ridgefield Library	Ext.		Benches	N/A		20% of benches have clear space < 36" x 48"	-	o values defined>	Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min.	2	
12	22 Gilbert St	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	10.5%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 6' x 3' concrete to fix slope.)	1	
13	Gilbert St at New St, Northeast	Ext.		Curb Ramp	Diagonal		Running slope > 1:12 (8.33%) Landing not provided at top of curb ramp	9.3% -	ADA 2010: 406.1 ADA 2010: 406.4	Reduce running slope to be no steeper than 1:12 (8.33%). Provide landing at top of curb ramp or reconfigure ramp.	1	
14	Gilbert St at New St, Northwest	Ext.		Curb Ramp	Diagonal		Transition from curb ramp to street not flush Landing not provided at top of curb ramp Detectable warning not provided	- - -	ADA 2010: 406.2 ADA 2010: 406.4 ADA 2010: 705.1	Ensure transition from curb ramp to street is flush or free of changes in level. Provide landing at top of curb ramp or reconfigure ramp. Provide a detectable warning on the curb ramp.	1	
15	32 Gilbert St	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	Sidewalk	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	

Ridgefield Streets 1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
16	191 High Ridge Ave	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	13.3%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 60' x 3' concrete to fix slope.)	1	
17	Near High Ridge Ave at Barry Ave	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	15%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost for 50' x 3' concrete path.)	1	
18	High Ridge Ave at Barry Ave, Southwest	Ext.			N/A		Crosswalk not provided at intersection.		o values defined>	Consider painting a crosswalk at this intersection.	1	
19	183 High Ridge Ave, Saint Mary School Crosswalk	Ext.		Curb Ramp	Blended Transition		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	2	
20	49 Catoonah St	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%) Surface not stable, firm, and slip-resistant	18% -	ADA 2010: 403.2 ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). Repair surface. (Cost based on 6' x 3' asphalt path.)	1	

Ridgefield Streets 1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
21	45 Catoonah St	Ext.		Exterior Access Route	Sidewalk		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions. (Cost for asphalt patch.)	1	
22	41 Catoonah St	Ext.		Exterior Access Route	Sidewalk		Obstructed by protruding objects	50"	ADA 2010: 307	Trim low hanging branches in trees.	1	
23	Opposite 6 Catoonah St	Ext.		Exterior Access Route	Exterior	 	Accessible route not provided	24"	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 2' concrete path.)	1	
24	17 Catoonah St	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	Sidewalk	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	

Ridgefield Streets
Catalog #2

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Ridgefield Streets 2

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
1	Main St at Catoonah St, Northwest	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Detectable warning not provided	17.1% -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp.	1	
2	409 Main St	Ext.		Benches	N/A		20% of benches have clear space < 36" x 48"	-	o values defined>	Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min.	1	
3	421 Main St	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	Sidew alk	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
4	419 Main St	Ext.		Curb Ramp	Parallel		Curb ramp improperly located.	-	o values defined>	Relocate curb ramp to one end of the on-street designated accessible parking space.	1	
5	441 Main St	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	11%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 6' x 3' of concrete to fix slope.)	1	

Ridgefield Streets 2

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	441 Main St	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	4.2%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 10' x 3' concrete to fix slope.)	1	
7	Main St at Prospect St, Northwest	Ext.		Curb Ramp	N/A		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	1	
8	475 Main St, Ballard Park	Ext.		Benches	N/A		20% of benches have clear space < 36" x 48"	-	o values defined>	Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min.	1	
9	481 Main St, Ballard Park	Ext.		Exterior Access Route	Sidewalk		Surface openings > 1/2"	-	ADA 2010: 302.3	Repair surface.	1	
10	Main St at Gilbert St, Parallel	Ext.		Curb Ramp	Parallel		Surface not stable, firm and slip-resistant Detectable warning not provided	- -	ADA 2010: 403.2 ADA 2010: 705.1	Repair surface. Provide a detectable warning on the curb ramp.	2	

Ridgefield Streets 2

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
11	Opposite 18 Gilbert St	Ext.		Exterior Access Route	Sidewalk		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface.	1	
12	Opposite 18 Gilbert St	Ext.		Exterior Access Route	Sidewalk		Surface openings > 1/2"	-	ADA 2010: 302.3	Repair surface.	1	
13	Near Gilbert St at New St, Southeast	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	1.5"	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
14	Gilbert St at New St, Southeast	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Transition from curb ramp to street not flush	14.1% -	ADA 2010: 406.1 ADA 2010: 406.2	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.	1	
15	Gilbert St at New St, Southwest	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Detectable warning not provided	12.4% -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp.	1	

Ridgefield Streets 2

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
16	Gilbert St at Abbott Ave	Ext.		Curb Ramp	Parallel		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	2	
17	51 Gilbert St	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	7.5%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 10' x 3' concrete to fix slope.)	1	
18	55 Gilbert St	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	6%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 10' x 3' concrete to fix slope.)	1	
19	57 Gilbert St	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	4.5%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 10' x 3' concrete to fix slope.)	1	
20	216 High Ridge Ave	Ext.		Exterior Access Route	Sidewalk		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface.	1	

Ridgefield Streets 2

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
21	208 High Ridge Ave	Ext.		Exterior Access Route	Sidewalk		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface.	1	
22	Near High Ridge Ave at Mulvaney Ct	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	5	
23	200 High Ridge Ave	Ext.		Exterior Access Route	Sidewalk		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface.	1	
24	192 High Ridge Ave	Ext.		Exterior Access Route	Sidewalk		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface.	1	
25	92 High Ridge Ave	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	Sidewalk	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	

Ridgefield Streets 2

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
26	188 High Ridge Ave	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	10.8%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 4' concrete path.)	1	
27	By High Ridge Ave at Barry Ave, East	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	11.1%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 10' x 3' concrete to fix slope.)	1	
28	Opposite 183 High Ridge Ave, Saint Mary School Crosswalk	Ext.		Curb Ramp	Diagonal		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	2	
29	52 Catoonah St, Near St. Mary's Church	Ext.		Exterior Access Route	Sidewalk		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface.	1	
30	46 Catoonah St	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	32"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route. (Cost based on 1'x3' asphalt to widen path.)	1	

Ridgefield Streets 2

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
31	48 Catoonah St	Ext.		Exterior Access Route	Sidewalk		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface.	1	
32	36 Catoonah St	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	21%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 4' x 3' concrete to fix slope.)	1	
33	36 Catoonah St	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
34	30 Catoonah St	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
35	26 Catoonah St, at Post Office	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%) Level changes > 1/4"	15.2% Exterior	ADA 2010: 403.2 ADA 2010: 403.4	Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max. (Cost based on 6' concrete path.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
36	6 Catoonah St, at Fire Station	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	
37	2 Catoonah St	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1	

Ridgefield Streets
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Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
1	Near 12 Market St	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	16"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
2	19 Market Street, Crosswalk	Ext.		Curb Ramp	Perpendicular		Curb ramp not provided Detectable warning not provided	- -	ADA 2010: 406.1 ADA 2010: 705.1	Provide curb ramps at intersection. Provide a detectable warning on the curb ramps.	2	
3	19 Market St	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	19%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 12' concrete path.)	1	
4	Near 24 Market St, Veterans Park Elementary School Entrance West	Ext.		Curb Ramp	N/A		Running slope > 1:12 (8.33%) Transition from curb ramp to street not flush Not parallel to pedestrian flow	13% 0.5” -	ADA 2010: 406.1 ADA 2010: 406.2	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. Locate curb ramp parallel to pedestrian flow.	2	
5	Near 34 Market St, Veterans Park Elementary School Entrance East	Ext.		Exterior Access Route	Sidewalk		Obstructed by protruding objects	60"	ADA 2010: 307	Relocate sign.	1	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
6	Near 34 Market St, Veterans Park Elementary School Entrance East	Ext.		Curb Ramp	N/A		Running slope > 1:12 (8.33%) Transition from curb ramp to street not flush Not parallel to pedestrian flow	10% 0.5" -	ADA 2010: 406.1 ADA 2010: 406.2	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. Locate curb ramp parallel to pedestrian flow.	2	
7	Near 36 Market St, Veterans Park Vehicle Access	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	16%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 30' concrete path.)	1	
8	38 Market St	Ext.		Exterior Access Route	Sidewalk		Obstructed by protruding objects	66"	ADA 2010: 307	Trim low hanging branches in trees.	1	
9	Market St at East Ridge Rd, East	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	18%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 4' concrete to fix slope.)	1	
10	East Ridge Rd at Branchville Rd	Ext.		Curb Ramp	Parallel		Landing not provided at top of curb ramp Not parallel to pedestrian flow	- -	ADA 2010: 406.4	Provide landing at top of curb ramp or reconfigure ramp. Locate curb ramp parallel to pedestrian flow.	1	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
11	East Ridge Rd at Governor St	Ext.		Exterior Access Route	Exterior		Accessible route not provided	20”	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 2' concrete path.)	1	
12	Main St at Governor St, Perpendicular	Ext.		Curb Ramp	N/A		Does not prevent accumulation of water Detectable warning not provided	- -	ADA 2010: 406.1 ADA 2010: 705.1	Repair curb ramp to prevent accumulation of water. Provide a detectable warning on each curb ramp.	1	
13	Main St at Governor St, Parallel	Ext.		Curb Ramp	Parallel		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	1	
14	3 Governor St	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4" Surface not stable, firm, and slip-resistant	Walk way -	ADA 2010: 403.4 ADA 2010: 403.2	Alter change in level to be 1/4" high max. Repair surface. (Cost based on 3'x3' concrete patch)	1	
15	Near 3 Governor St, in Front of Wells Fargo Bank	Ext.		Exterior Access Route	Exterior		Accessible route not provided	24"	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 2' concrete path)	1	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
16	8 Governor St, Veterans Park Elementary School Entrance	Ext.		Curb Ramp	Parallel		Curb ramp not provided Detectable warning not provided	- -	ADA 2010: 406.1 ADA 2010: 705.1	Provide curb ramp at intersection. Provide a detectable warning on the curb ramps.	2	
17	67 Governor St, Kumon and Ridgefield Playhouse Entrance, East	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	Sidew alk	ADA 2010: 403.4	Alter change in level to be 1/4" high max. (Cost based on 3'x3' asphalt patch)	1	
18	67 Governor St, Kumon and Ridgefield Playhouse Entrance, West	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface. (Cost based on 5'x3' asphalt patch)	1	
19	Governor St at Prospect Ridge	Ext.			N/A		Crosswalk not provided at intersection.	-	o values defined>	Consider painting a crosswalk at this intersection.	1	
20	76 Governor St	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush Not parallel to pedestrian flow Detectable warning does not contrast with surface	- - -	ADA 2010: 406.2 ADA 2010: 705.1.3	Ensure transition from curb ramp to street is flush or free of changes in level. Locate curb ramp parallel to pedestrian flow. Ensure detectable warning surfaces contrast visually with adjacent walking surfaces either light-on-dark or dark-on-light.	1	

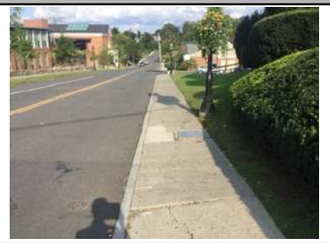
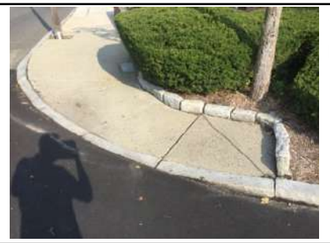
Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
21	King Ln at Main St	Ext.		Curb Ramp	Parallel		Detectable warning not provided Cross slope > 1:48 (2.08%)	- 3%	ADA 2010: 403.3 ADA 2010: 705.1	Provide a detectable warning on the curb ramp. Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 3'x3' concrete to fix cross slope and detectable warning)	1	
22	1 King Ln	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)		ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 20 x 3" concrete to fix cross slope.)	1	
23	King Ln at Jackson Ct	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	24"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
24	98 King Ln	Ext.		Exterior Access Route	Sidewalk		Obstructed by protruding objects	70"	ADA 2010: 307	Trim low hanging branches in trees.	1	
25	King Ln at High Ridge Ave, Southwest	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	30"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route. (Cost to widen concrete 30' of concrete by 1')	1	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
26	King Ln at High Ridge Ave, Northwest	Ext.		Curb Ramp	Parallel		Surface not stable, firm and slip-resistant Detectable warning not provided	- -	ADA 2010: 403.2 ADA 2010: 705.1	Repair surface. Provide a detectable warning on the curb ramp.	1	
27	121 High Ridge Ave	Ext.		Exterior Access Route	Sidewalk		Obstructed by protruding objects	65"	ADA 2010: 307	Trim low hanging branches in trees.	1	
28	145 High Ridge Ave	Ext.		Exterior Access Route	Sidewalk		Surface openings > 1/2"	Exterior	ADA 2010: 302.3	Repair surface. (Cost based on 3' wide concrete patch.)	1	
29	High Ridge Ave at Bryon Ave	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Detectable warning not provided	12% -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp. (Cost includes new curb ramp.)	1	
30	High Ridge Ave at Catoonah St	Ext.		Curb Ramp	Parallel		Not maintained in operable working condition Running slope > 1:12 (8.33%) Detectable warning not provided	- 12% -	ADA 2010: 406.1 ADA 2010: 402.1 ADA 2010: 705.1	Ensure the accessible route is maintained in operable working conditions. Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp. (Cost based on detectable warning, concrete curb ramp, and 3'x3' asphalt patch.)	1	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
31	Near Prospect St at Main St, South	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	9.6%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 100' x 3' of concrete to fix slope.)	1	
32	2 Prospect St, South	Ext.		Exterior Access Route	Sidewalk		Surface not stable, firm, and slip-resistant	-	ADA 2010: 403.2	Repair surface.	1	
33	2 Prospect St, South	Ext.		Exterior Access Route	Sidewalk	 	Obstructed by protruding objects	60"	ADA 2010: 307	Relocate or trim flowers so base of flowers is 80" high min. or does not protrude into sidewalk.	1	
34	2 Prospect St, South at Entrance to Parking Lot	Ext.		Curb Ramp	Blended Transition		Transition from curb ramp to street not flush Detectable warning not provided	2" -	ADA 2010: 406.2 ADA 2010: 705.1	Ensure transition from curb ramp to street is flush or free of changes in level. Provide a detectable warning on the curb ramp.	1	
35	18 Prospect St, South	Ext.		Exterior Access Route	Sidewalk		Surface openings > 1/2" Cross slope > 1:48 (2.08%)	Sidewalk 4%	ADA 2010: 302.3 ADA 2010: 403.3	Repair surface. Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 3'x5' concrete patch to fix slope.)	1	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
36	Prospect St at Bailey Ave, Southwest Perpendicular	Ext.		Curb Ramp	Diagonal		Curb ramp not provided Detectable warning not provided	- -	ADA 2010: 406.1 ADA 2010: 705.1	Provide curb ramp at intersection. Provide a detectable warning on the curb ramp.	1	
37	Prospect St at Bailey Ave, Southeast Parallel	Ext.		Curb Ramp	Parallel		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	1	
38	Near Prospect St at Bailey Ave, South	Ext.		Exterior Access Route	Sidewalk		Surface openings > 1/2"	Exterior	ADA 2010: 302.3	Repair surface. (Cost based on 3' concrete patch.)	1	
39	30 Prospect St, South	Ext.		Curb Ramp	Parallel		Clear width at curb ramp < 36" Detectable warning not provided	30" -	ADA 2010: 406.1 ADA 2010: 705.1	Ensure that a clear width of 36" min. is maintained at the curb ramp. Provide a detectable warning on the curb ramp.	1	
40	Prospect St at East Ridge Rd, North Perpendicular	Ext.		Curb Ramp	N/A		Transition from curb ramp to street not flush Not parallel to pedestrian flow Detectable warning not provided	- - -	ADA 2010: 406.2 ADA 2010: 705.1	Ensure transition from curb ramp to street is flush or free of changes in level. Locate curb ramp parallel to pedestrian flow. Provide a detectable warning on the curb ramp.	2	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
41	77 Sunset Ln, Perpendicular	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%) Level changes > 1/4"	3.5% Sidewalk	ADA 2010: 403.3 ADA 2010: 403.4	Reduce cross slope to be no steeper than 1:48 (2.08%). Alter change in level to be 1/4" high max. (Cost based on 3'x3' concrete patch and asphalt patch to fix level change.)	1	
42	Opposite 29 Sunset Ln	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	26"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
43	Sunset Ln, Ridgefield Arms Entrance East	Ext.		Curb Ramp	Parallel		Transition from curb ramp to street not flush	2"	ADA 2010: 406.2	Ensure transition from curb ramp to street is flush or free of changes in level.	1	
44	Sunset Ln, Ridgefield Arms Entrance West	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	1.5"	ADA 2010: 302.3	Replace or reposition so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel.	2	
45	Sunset Ln at Grove St, South	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%)	11%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%).	2	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
46	8 Grove St	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	26%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). Repairs might be technically infeasible.	1	
47	6 Grove St	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	12%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). Repairs might be technically infeasible.	1	
48	3 Prospect Ridge	Ext.		Exterior Access Route	Sidewalk		Not maintained in operable working condition	500'	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions. (Cost based on 500' x 3' asphalt path.)	1	
49	19 Prospect Ridge	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	20"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
50	19 Prospect Ridge	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	10.5%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 4' concrete patch to fix slope.)	1	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
51	Prospect Ridge at Halpin Ln	Ext.		Curb Ramp	N/A		Curb ramp not provided Detectable warning not provided Accessible route not provided	- -	ADA 2010: 406.1 ADA 2010: 402.2 ADA 2010: 705.1	Ensure an accessible route is provided to cross Halpin Ln. Provide two curb ramps with detectable warnings at the intersection. (Cost based on 42' concrete path and two curb ramps with detectable warnings.)	2	
52	34 Halpin Ln	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	5% 20%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 20' asphalt path.)	1	
53	Near 34 Halpin Ln	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	24"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
54	Halpin Ln, Theater Barn	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided to Theater Barn. (Cost based on 160' concrete path from end of sidewalk at 36 Halpin Ln.)	1	
55	Halpin Ln, Guild of Artists Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided to Theater Barn. (Cost based on 1 curb cut with detectable warning at potential sidewalk on North side of Halpin Ln to driveway of Guild of Artists.) (See ID 56)	1	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
56	Halpin Ln, Rail Trail Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 130' concrete path from end of potential sidewalk at Theater Barn.) (See ID 56)	1	
57	Near Branchville Rd at Main St	Ext.		Exterior Access Route	Sidewalk		Surface not stable, firm, and slip-resistant	Exterior	ADA 2010: 403.2	Repair surface.	1	
58	1 Branchville Rd	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	11.6%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 4' concrete patch to fix slope.)	1	
59	19 Branchville Rd	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs Handrails have non-compliant cross section	- -	ADA 2010: 505.10.2 & 505.10.3 ADA 2010: 505.7	Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing. Provide handrails with 1 1/4" - 2" circular cross sections or 4"- 6 1/4" non-circular cross sections.	2	
60	26 Branchville Rd	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	4.3%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 4' concrete patch to fix slope.)	1	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
61	28 Branchville Rd	Ext.		Exterior Access Route	Sidewalk		Obstructed by protruding objects	62"	ADA 2010: 307	Trim low hanging branches in trees.	1	
62	Near 28 Branchville Rd	Ext.		Exterior Access Route	Exterior		Route < 36" wide	21"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	
63	396 Main St	Ext.		Benches	N/A		20% of benches have clear space < 36" x 48"	-	o values defined>	Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min.	1	
64	368 Main St	Ext.		Exterior Access Route	Exterior		Accessible route not provided	24"	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 2' concrete path.)	1	
65	368 Main St	Ext.		Entrance	Main Entrance		Directional sign to accessible entrance not provided	-	ADA 2010: 216.6	Provide a directional sign indicating the location of the nearest accessible entrance.	1	

Ridgefield Streets 3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
66	316 Main St, Lounsbury House Entrance	Ext.		Exterior Access Route	Sidewalk		Surface openings > 1/2"	Sidewalk	ADA 2010: 302.3	Repair surface. (Cost based on 3' concrete patch.)	1	
67	310 Main St	Ext.		Exterior Access Route	Exterior		Accessible route not provided	20"	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 2' concrete patch.)	1	
68	310 Main St	Ext.		Exterior Access Route	Sidewalk		Obstructed by protruding objects	62"	ADA 2010: 307	Trim low hanging branches in trees.	1	
69	250 Main St	Ext.		Exterior Access Route	Sidewalk		Surface openings > 1/2"	Exterior	ADA 2010: 302.3	Repair surface. (Cost based on 3' concrete patch.)	1	
70	236 Main St	Ext.		Exterior Access Route	Exterior		Accessible route not provided	20"	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 2' concrete path.)	1	

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity	
71	Near Main St at Branchville Rd, East	Ext.		Exterior Access Route	Exterior		Accessible route not provided	20"	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 2' concrete path.)	1	
72	217 Main St	Ext.		Exterior Access Route	Exterior		Accessible route not provided	18"	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on 2' concrete path.)	1	
73	King Ln at Main St	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	Walk way -	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 4' concrete patch to fix slope.)	1	
74	19 Branchville Rd	Ext.		Exterior Access Route	Sidewalk		Accessible route not provided	-	ADA 2010: 402.2	Ensure an accessible route is provided. (Cost based on a 60' concrete switchback ramp.)	1	
75	Market St at East Ridge Rd, East	Ext.			N/A		Crosswalk not provided at intersection.		o values defined>	Consider painting a crosswalk at this intersection as well as installing a curb ramp with detectable warning across the street.	1	

Ridgefield Streets
Catalog #4

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Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
1	East Ridge Rd at Branchville Rd	Ext.		Curb Ramp	Diagonal		Running slope > 1:12 (8.33%) Transition from curb ramp to street not flush Not parallel to pedestrian flow Detectable warning not provided	10.4% - - -	ADA 2010: 406.1 ADA 2010: 406.2 ADA 2010: 705.1	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. Locate curb ramp parallel to pedestrian flow. Provide a detectable warning on the curb ramp.	1
2	Entrance to East Ridge Middle School on East Ridge Rd	Ext.		Curb Ramp	Diagonal		Running slope > 1:12 (8.33%) Not parallel to pedestrian flow Detectable warning not provided	11.3% - -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Locate curb ramp parallel to pedestrian flow. Provide a detectable warning on the curb ramp.	1
3	South Side Exit to East Ridge Middle School on East Ridge Rd	Ext.		Curb Ramp	Diagonal		Running slope > 1:12 (8.33%) Not parallel to pedestrian flow Detectable warning not provided	11.6% - -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Locate curb ramp parallel to pedestrian flow. Provide a detectable warning on the curb ramp.	1
4	North Side Exit to East Ridge Middle School on East Ridge Rd	Ext.		Curb Ramp	Diagonal		Running slope > 1:12 (8.33%) Not parallel to pedestrian flow Detectable warning not provided	12.6% - -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Locate curb ramp parallel to pedestrian flow. Provide a detectable warning on the curb ramp.	1
5	East Ridge Rd Opposite Market St	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	11%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 10' concrete to fix slope.)	1

Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
6	East Ridge Rd Opposite Market St	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	11.8% 8.4%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 6' concrete to fix slope.)	1
7	48 East Ridge Rd	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	12.5%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 10' concrete to fix slope.)	1
8	48 East Ridge Rd	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5%) Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	17.5% 12.3%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 10' concrete to fix slope.)	1
9	56 East Ridge Rd	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	17.6%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 6' concrete to fix slope.)	1
10	56 East Ridge Rd	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	14.2%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 6' concrete to fix slope.)	1

Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
11	62 East Ridge Rd	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	11.1%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 6' concrete to fix slope.)	1
12	62 East Ridge Rd	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5%) Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	11.6% 8.4%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 6' concrete to fix slope.)	1
13	Near Governor St at East Ridge Rd, South	Ext.		Benches	N/A		No accessible route to 20% of benches 20% of benches have clear space < 36" x 48"	- -	o values defined>	Relocate 20% of benches on an accessible route./Provide an accessible route to 20% of benches in this area. (Cost estimate based on 3' x 3' concrete patch)	1
14	Governer St at East Ridge Rd, South	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	10.5%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 4' of concrete to correct slope.)	1
15	Governer St at East Ridge Rd, North	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%)	9.3%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%). (Cost for a new curb ramp.)	1

Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
16	100 East Ridge Rd	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	Exterior	ADA 2010: 403.4	Alter change in level to be 1/4" high max.	1
17	100 East Ridge Rd Entrance, North	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%)	9.7% -	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%). (Cost for a new curb ramp.)	1
18	106 East Ridge Rd	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	28”	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route. (Cost based on 6 linear feet of concrete to widen path.)	1
19	Opposite 109 East Ridge Rd	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	33"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route. (Cost based on 6 linear feet of concrete to widen path.)	1
20	Opposite 113 East Ridge Rd	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	35"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route. (Cost based on 6 linear feet of concrete to widen path.)	1

Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
21	Prospect St at East Ridge Rd	Ext.		Curb Ramp	Diagonal		Running slope > 1:12 (8.33%) Detectable warning not provided	9.8% -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp. (Cost for a new curb ramp.)	1
22	Prospect St at East Ridge Rd	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2" Level changes > 1/4"	Sidewalk Exterior	ADA 2010: 302.3 ADA 2010: 403.4	Replace or reposition 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. (Cost estimate for a grate and 3'x3' asphalt patch)	1
23	King Ln at High Ridge Ave, Southeast	Ext.		Curb Ramp	Parallel		Landing not provided at top of curb ramp Detectable warning not provided Cross slope > 1:48 (2.08%)	- -	ADA 2010: 403.3 ADA 2010: 406.4 ADA 2010: 705.1	Provide landing at top of curb ramp or reconfigure ramp. Provide a detectable warning on the curb ramp. Reduce cross slope to be no steeper than 1:48 (2.08%).	1
24	Prospect St at Main St, North	Ext.		Curb Ramp	Perpendicular		Push button is not located on an accessible route Push button is located more than 10' from the curb ramp.		o values defined>	Consider locating push button within 10' of the curb ramp. Consider mounting push button on an accessible route.	1
25	Prospect St at Library	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	14.2%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 6' concrete to fix slope.)	1

Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
26	Prospect St at Theater	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	5%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 30' brick paver pathway over a concrete base.)	1
27	Prospect St at Theater	Ext.		Exterior Access Route	Sidewalk		Obstructed by protruding objects	72"	ADA 2010: 307	Trim low hanging branches in trees.	1
28	31 Prospect St, West	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%) Detectable warning not provided	7.1%	ADA 2010: 403.3 ADA 2010: 705.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Provide a detectable warning on the curb ramp. (Cost estimate for 6' concrete patch and detectable warning.)	1
29	33 Prospect St, West	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%) Running slope > 1:12 (8.33%) Detectable warning not provided	5.7% 19.5% -	ADA 2010: 406.1 ADA 2010: 403.3 ADA 2010: 705.1	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp.	1
30	Grove St at Prospect St, West	Ext.		Curb Ramp	Parallel		Not parallel to pedestrian flow Detectable warning not provided Landing not provided at top of curb ramp	- -	ADA 2010: 406.4 ADA 2010: 705.1	Locate curb ramp parallel to pedestrian flow. Provide a detectable warning on the curb ramp. Provide landing at top of curb ramp or reconfigure ramp.	1

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
31	55 Prospect St	Ext.		Exterior Access Route	Sidewalk		Obstructed by protruding objects	69"	ADA 2010: 307	Trim low hanging branches in trees.	1
32	87 Prospect St	Ext.		Curb Ramp	N/A		Curb ramp not provided Transition from curb ramp to street not flush	- -	ADA 2010: 406.1 ADA 2010: 406.2	Provide curb ramp at intersection. Ensure transition from curb ramp to street is flush or free of changes in level.	1
33	87 Prospect St	Ext.		Curb Ramp	N/A		Clear width at curb ramp < 36" Running slope > 1:12 (8.33%) Transition from curb ramp to street not flush	28" 14.5% 4"	ADA 2010: 406.1 ADA 2010: 406.1 ADA 2010: 406.2	Ensure that a clear width of 36" min. is maintained at the curb ramp. 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.	1
34	Near 87 Prospect St	Ext.		Exterior Access Route	Exterior		Route < 36" wide	30"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route. (Cost based on 30' widening of asphalt path.)	1
35	Near Sunset Ln on Prospect St	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	60"	ADA 2010: 307	Trim low hanging branches in trees.	1

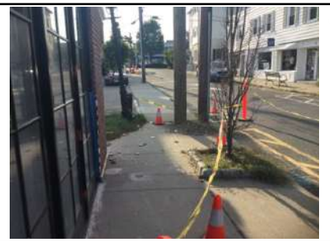
Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
36	Near Sunset Ln on Prospect St	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide Not maintained in operable working condition	29" -	ADA 2010: 403.5.1 ADA 2010: 402.1	Ensure that a clear width of 36" min. is maintained at the accessible route. Ensure the accessible route is maintained in operable working conditions. (Cost based on 30' asphalt path.)	1
37	Sunset Ln at Prospect St	Ext.		Exterior Access Route	Exterior		Cross slope > 1:48 (2.08%)	3.3%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 4' concrete to fix slope.)	1
38	98 Bailey Ave	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	4.9%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 60' concrete to fix slope.)	1
39	98 Bailey Ave, to Parking Lot	Ext.		Curb Ramp	Parallel		Landing not provided at top of curb ramp Curb ramp flares > 1:12 (8.33%) (if no landing) Detectable warning not provided	- - -	ADA 2010: 406.4 ADA 2010: 406.4 ADA 2010: 705.1	Provide landing at top of curb ramp or reconfigure ramp. Reduce slope at curb ramp flares to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp. (Cost estimate for a new concrete curb ramp and detectable warning)	1
40	33 Bailey Ave	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide Cross slope > 1:48 (2.08%) Level changes > 1/4" Accessible route not provided	33" 10.2% 7" -	ADA 2010: 403.5.1 ADA 2010: 403.3 ADA 2010: 403.4 ADA 2010: 402.2	Ensure that a clear width of 36" min. is maintained at the accessible route. Reduce cross slope to be no steeper than 1:48 (2.08%). Alter change in level to be 1/4" high max. Ensure an accessible route is provided. (Cost estimate for a 42' long concrete path)	1

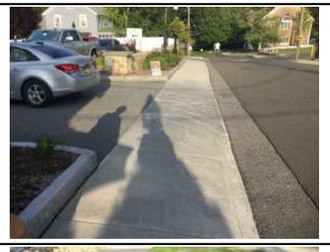
Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
41	33 Bailey Ave	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	ADA 2010: 406.1	Provide curb ramp at intersection.	2
42	31 Bailey Ave	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	10.8%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost estimate based on 150' concrete long path)	1
43	24 Bailey Ave	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Transition from curb ramp to street not flush Landing not provided at top of curb ramp	26.6% 2" -	ADA 2010: 406.1 ADA 2010: 406.2 ADA 2010: 406.4	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. Provide landing at top of curb ramp or reconfigure ramp.	1
44	24 Bailey Ave	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	6.1% 11.8%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%). (Cost estimate for 32' concrete to fix slope.)	1
45	20 Bailey Ave	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	11.5%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 30' concrete to fix slope.)	1

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
46	20 Bailey Ave	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	12"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1
47	18 Bailey Ave	Ext.		Exterior Access Route	Sidewalk		Obstructed by protruding objects	63.5"	ADA 2010: 307	Relocate object.	1
48	16 Bailey Ave	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	11.5%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 20' concrete to fix slope.)	1
49	16 Bailey Ave	Ext.		Exterior Access Route	Sidewalk		Not maintained in operable working condition	-	ADA 2010: 402.1	Ensure the accessible route is maintained in operable working conditions.	1
50	Bailey Ave at Main St, South	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Detectable warning not provided	Diagonal -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp.	1

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
51	Bailey Ave at Main St, North	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Not parallel to pedestrian flow Detectable warning not provided	9.2% - -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Locate curb ramp parallel to pedestrian flow. Provide a detectable warning on the curb ramp.	1
52	Bailey Ave at 402 Main St	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	7%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 30' concrete to fix slope.)	1
53	1 Bailey Ave	Ext.		Exterior Access Route	Sidewalk		Route < 36" wide	33"	ADA 2010: 403.5.1	Ensure that a clear width of 36" min. is maintained at the accessible route.	1
54	Near 23 Bailey Ave	Ext.		Curb Ramp	Blended Transition		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	2
55	27 Bailey Ave	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Detectable warning not provided	19.1% -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp.	1

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
56	Branchville Rd at Main St, North	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	6.1%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%).	1
57	Catoonah St at Main St	Ext.		Ramps	Exterior		Not maintained in operable working condition	-	28 CFR Part 35.133	Ensure the ramp is maintained in operable working conditions. (Cost based on 15 linear feet of concrete patch)	1
58	Catoonah St at Main St	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs	-	ADA 2010: 505.10.2 & 505.10.3	Ensure handrails extend horizontally above the landing for 12” min. beginning above the first riser nosing.	1
59	393 Main St	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	12"	ADA 2010: 308	Relocate dog bags so that bag access is between 15"- 48" above finish floor.	2
60	387 Main St	Ext.		Stairways	Exterior		Handrails not provided	-	ADA 2010: 504.6	Provide handrails on both sides. (Cost estimate for two (2) freestanding metal railing)	2

Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
61	381 Main St	Ext.		Entrance	Main Entrance		Maneuvering clearance at door > 1:48 (2.08%)	14.1%	ADA 2010: 404.2.4.4	Alter so that the slope in all directions is no greater than 1:48.	1
62	381 Main St	Ext.		Entrance	Other		Maneuvering clearance at door > 1:48 (2.08%)	15.4%	ADA 2010: 404.2.4.4	Alter so that the slope in all directions is no greater than 1:48.	1
63	Near 381 Main St	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%)	13.1%	ADA 2010: 406.1	Reduce running slope to be no steeper than 1:12 (8.33%).	1
64	Main St Opposite Governor St	Ext.		Curb Ramp	Parallel		Detectable warning not provided	-	ADA 2010: 705.1	Provide a detectable warning on the curb ramp.	1
65	351 Main St	Ext.		Stairways	Exterior		Handrail height < 34" or > 38" Handrails do not extend 12" from stairs	32.5" -	ADA 2010: 505.4 ADA 2010: 505.10.2 & 505.10.3	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. (May need to wrap extensions along sidewalk.)	1

Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
66	Near 351 Main St	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%) Running slope > 1:20 (5.00%)	5.6% 8.7%	ADA 2010: 403.3 ADA 2010: 403.2	Reduce cross slope to be no steeper than 1:48 (2.08%). Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 60' concrete to fix slope.)	1
67	King Ln at Main St, Perpendicular	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	9.9%	ADA 2010: 403.2	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 30' concrete to fix slope.)	1
68	King Ln at Main St, Parallel North	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Detectable warning not provided	14.1% -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp.	1
69	King Ln at Main St, Parallel South	Ext.		Curb Ramp	Parallel		Landing not provided at top of curb ramp	4.2%	ADA 2010: 406.4	Provide landing at top of curb ramp or reconfigure ramp.	1
70	207 Main St	Ext.		Operable Parts	N/A		Element not on an accessible route	-	ADA 2010: 206.2.4	Ensure signs are located on an accessible route.	1

Ridgefield Streets 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Remediation Citations	Recommendations	Quantity
71	198 Main St	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4" Surface not stable, firm, and slip-resistant	Sidewalk -	ADA 2010: 403.4 ADA 2010: 403.2	Alter change in level to be 1/4" high max. Repair surface.	1
72	127 Main St	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:48 (2.08%)	7.4%	ADA 2010: 403.3	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 6' concrete to fix slope.)	1
73	West Ln at Main St, Perpendicular West	Ext.		Curb Ramp	Parallel		Running slope > 1:12 (8.33%) Detectable warning not provided	8.4% -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp.	1
74	Grove St at Prospect St, East	Ext.		Curb Ramp	Diagonal		Running slope > 1:12 (8.33%) Detectable warning not provided	10.5% -	ADA 2010: 406.1 ADA 2010: 705.1	Reduce running slope to be no steeper than 1:12 (8.33%). Provide a detectable warning on the curb ramp.	1
75	Main St Opposite Governor St	Ext.			N/A		Push button is located more than 10' from the curb ramp.	-	o values defined>	Consider locating push button within 10' of the curb ramp.	1

Town of Ridgefield, CT

Website Accessibility & Usability Synopsis of Issues

October 2019

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Introduction

The Institute for Human Centered Design (IHCD) conducted a review of the Town of Ridgefield website (ridgefieldct.org). This review consisted of an internal assessment by deep content experts which focused on applicable portions of the World Wide Web/Web Accessibility Initiative (W3C-WAI) Web Content Accessibility Guidelines (WCAG 2.1).

Overview

The Ridgefield CT website is built on the Drupal CMS with jQuery and PHP and incorporates the accessibility features that are built-in with the Drupal framework. However, there are some important elements and functionality that present barriers to accessibility especially for people who rely on assistive technology to navigate web content.

One major barrier is the main navigation which is inaccessible for users of assistive technology due to improper use of HTML and ARIA attributes. The main navigation bar contains seven menu elements, three of them function as drop-down menus, and four function as links. The three drop-down menus are not labeled as such, but rather, are labeled as links, leaving screen reader users unaware of the additional submenu content. Screen reader and keyboard users are forced to navigate through each drop-down submenu in order to reach the next navigation bar element. Navigating through this incorrectly labeled and unexpected menu content disorients screen reader users, as they cannot determine where they are on the page. The way the submenu has been designed forces users to navigate through all the items in the submenu to get to more home page content, which has been known to cause both frustration and fatigue for keyboard and screen reader users. The lack of or incorrect use of ARIA labels and attributes exists for many UI components, including accordion menus and tab panels, which has been shown to leave screen magnifier and screen reader users unaware of the content or how to interact properly with the interface. Poor heading hierarchy, unspecific link text, and non-dismissible content increases confusion and impedes ease of navigation for assistive technology users.

Another significant website functionality that many users typically depend on is important city information in the form of downloadable documents. These documents are in the form of PDFs that are often inaccessible and do not have an alternative, accessible form. Many PDFs are presented as images of text, and are such completely unreadable to screen reader users. PDFs with interactive forms do not have descriptive or properly labeled form fields, making it impossible for screen reader users to interact with the document. Other issues exist, including an incorrect utilization of headings that makes keyboard navigation very difficult, especially for long documents. As these documents are often the only means of obtaining key information or to accomplish a certain task, users that are blind, have low-vision, or have some brain-based disabilities are unable to complete forms or find essential information, undermining their status as equal contributing members of the community.

Additionally, the website design currently has insufficient color contrast and visual focus which inhibit both assistive tech and non-assistive tech users from accessing and navigating web content. The color contrast between the website background and text, link text, and form buttons is low in many instances across the website. This low color contrast provides a barrier to those with low vision or older users, who need high contrast in order to distinguish information from the background, potentially making them miss or be unable to read crucial information that others have access to. Visual focus is also poor due to the lack of contrast between the focus indicator and the element in many cases or is non-existent when many elements receive keyboard focus. Visual focus allows users to keep track of where they currently are on a webpage. For users with low vision or users who need a keyboard to interact with web content, a lack of visual focus makes website navigation challenging, frustrating, or even impossible. This and another inhibiting website design features, such as inappropriate alternative text, makes readability and navigation a bigger challenge for a wide range of users, including people with brain-based functional limitations.

These major issues, in concert with those that follow in the catalog, present many barriers to accessibility, usability and a positive user experience. To address some of the major issues, the CSS and JavaScript theming will need to be redesigned to address all occurrences of the issues presented in the catalog. In many cases, issues are recurring throughout the website but only a limited number of examples are documented in the report.

All third-party widgets, portals and websites that ridgefieldct.org relies on and directs users to also need to comply with WCAG 2.1 AA. All third-party software should be properly vetted for compliance, and future RFPs and contracts should ensure that finished products are accessible and inclusively designed by specifying appropriate accessibility guidelines and

conducting web accessibility reviews, with special consideration given to involving real users with a wide range of functional limitations at multiple stages throughout design and development. Web authoring staff should undergo training covering best practices for posting accessible web content and creating accessible documents.

Inclusive Design Recommendations

Outlined here are some overarching and general inclusive design recommendations that apply to most or all webpages on the website. These, and other inclusive design issues, have been elaborated on at the end of the catalog of issues that follows.

1. Much of the material on the “ADA Version” of the Home page hasn’t been updated since 2016, providing inaccurate information to users who choose to use this alternative version of the Home page. The link that directs users to this page has an undescriptive and misleading title. Additionally, consider providing other accessibility information on this page, as it is difficult to find while searching the website.
2. There are some user interface components that have small targets, such as on some drop down menus and on the home page image carousel. Small targets create accessibility barriers for users with some dexterity impairments, who may find it hard to aim the mouse or use fingers for touch screen targeting to the exact target. Consider making the minimum target size at least 44px by 44px. Also keep in mind the distance in between targets so users do not accidentally hit a different target. Refer to: https://www.w3.org/WAI/WCAG21/Understanding/target-size

Inclusive design is a framework for the design of places, things, information, communication and policy that focuses on the user, on the widest range of people operating in the widest range of situations without special or separate design.

Inclusive design in the digital realm has been a leading area of focus for the international movement. As is true in other areas of design, web accessibility has been more expansive than the legal requirements for accessibility both in terms of considering a broader spectrum of users and promoting market opportunity and advantage rather than focusing on meeting minimum requirements.

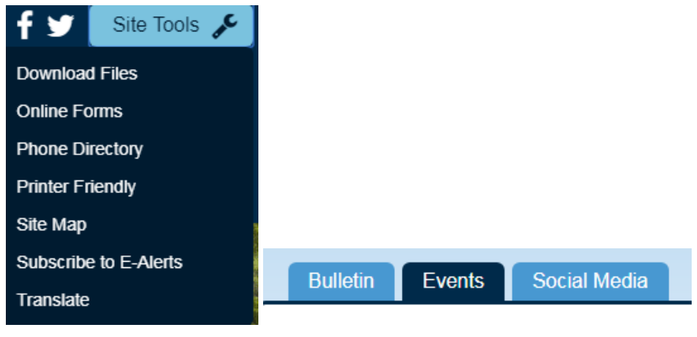
	Image	Section	Issue Name	Issue Details	Issue Tags
1.		General Content	Poor or No Visual Focus	**Background** Visual focus is critical to help users know which element among multiple elements has the keyboard focus. Failure to provide visual focus creates a huge access barrier for sighted users that rely on the use of keyboards to navigate such as older users, users with dexterity impairments, users with some brain-based conditions, and users with low vision. The focus indicator must also have a color contrast so users with low-vision or older users can distinguish the focus indicator from surrounding elements. **Current** In most cases, the visual focus is very hard to see due to a lack of contrast between the focus indicator and the element receiving focus (e.g. visual focus on "Skip to main content" has a ratio of 1.1:1, and visual focus on the links within the "Today in Ridgefield" box have varying contrast ratios, ranging from 1.1:1 to 2.1:1), and there is no visible focus for the image carousel on the home page. This makes navigating especially difficult for keyboard depended sighted users or users with low vision. **Recommendation** Highlight elements that have keyboard focus with visually salient CSS so users know which element has focus. The contrast ratio between the focus indicator and adjacent colors must be at least 3:1.	Low-vision, 65+, Brain-based, Dexterity limitations WCAG 2.1 1.4.11 Non-text Contrast 2.4.7 Focus Visible
2.		General Content	Tabbing Order	**Background** When users navigate sequentially through content, they should encounter information in an order that is consistent with the meaning of the content and can be operated from the keyboard. This reduces confusion by letting users form a consistent mental model of the content. Menu content should first be expanded by the user in order to move through the submenu content. This prevents frustration for screen reader users, who would otherwise have each submenu item read before getting to the next menu title. It also helps those with dexterity issues by not using as many keystrokes to get to the intended content, preventing pain, fatigue, and/or frustration. **Current** Some interactive tabs and menus present an unintuitive navigation order. For example, the tabs pictured in the second image (Bulletin, Events, Social Media) force keyboard users to navigate through all three options before interacting with the content within each tabpanel. When a tab is interacted with, with a keyboard, the expectation is to get access to the information within the tabpanel, rather than be forced through the rest of the tabs first. In some other cases, as pictured in the first image ("Site Tools"), navigating to the Site Tools menu automatically	Blind, Low-vision, Dexterity limitations 1.3.2 Meaningful Sequence 2.4.3 Focus Order

	Image	Section	Issue Name	Issue Details	Issue Tags
				expands it without informing users that it's an expandable menu. This forces keyboard and screen reader users to navigate through the entire submenu content in order to move on to new content. **Recommendation** Tabbing order and keyboard navigation should follow a logical order. When a user expands content, such as from a menu, the focus should move into the content. Menus should not be expanded unless a user interacts with the menu (i.e. hits the enter button).	
3.		General Content	Main Menu Accessibility	**Background** Navigation order on a website should be logical and intuitive, especially for users relying on a keyboard for navigation. Menus should be labeled as such for those using a screen reader to understand the function of the encountered content. Improperly labeled UI elements may cause screen reader users to not interact with the element as intended and/or miss content, causing frustration and/or disorientation. If a screen reader user is forced to move through a submenu before encountering the next menu title, this could cause frustration, as all the content in the submenu would have to be read before arriving at the next menu. Additionally, moving through submenus to reach the next menu increases the number of keystrokes needed to bypass the content, creating issues for those with dexterity impairments. Users who navigate with a trackpad and mouse should be able to explore expanded content fully without it disappearing so users are not disoriented. **Current** The main navigation bar contains three collapsible menus (Government, Community, and Business) that are labeled as links, though they function as drop-down menus. Users navigating with a keyboard cannot move to the next menu category without going through all the content within the current menu. Once these menus are expanded either by keyboard focus or mouse hover, they cannot be dismissed with the escape key as is expected. Additionally, when the menu expands, it does not always display the full submenu content (e.g. Government). Scrolling down while the menu is expanded to view the rest of the content will dismiss the expanded menu entirely, which is unexpected and disorienting. **Recommendation** Menus should be given proper ARIA labels for both expanded and collapsed states. Submenu content should only be encountered once a menu is interacted with (e.g. when the enter button is hit). Allow users to dismiss expanded submenus with a keyboard mechanism, such as hitting the escape button. Finally, allow menus to remain open when they receive mouse hover.	Blind, Low-vision, Dexterity limitations WCAG 2.1 1.3.2 Meaningful Sequence 1.4.13 Content on Hover or Focus 2.4.3 Focus Order 4.1.2 Name, Role, Value

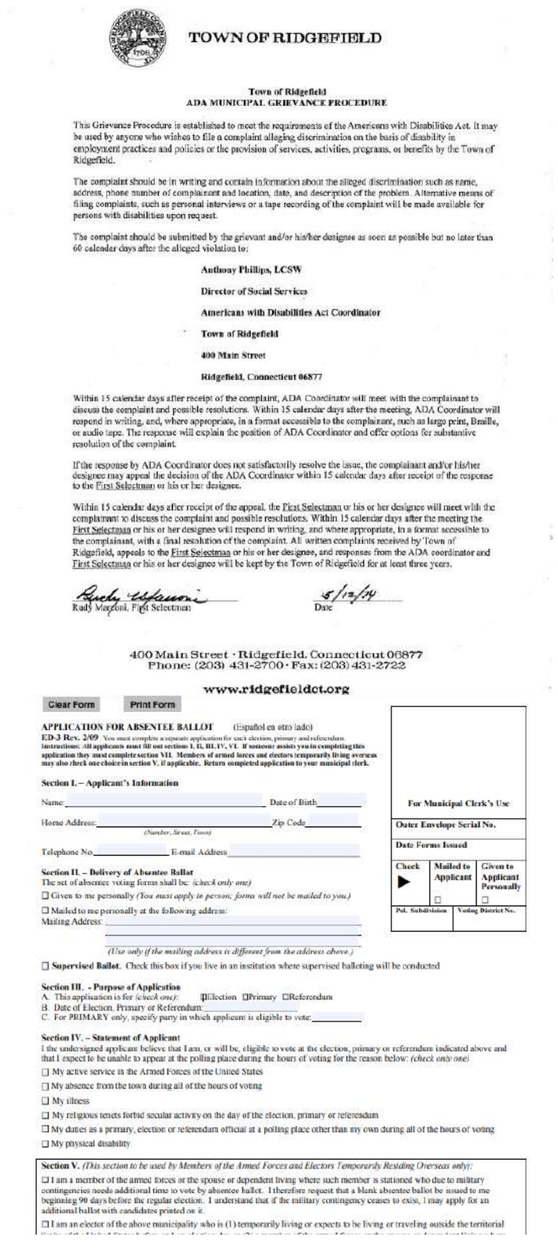
	Image	Section	Issue Name	Issue Details	Issue Tags
4.	 TOWN OF RIDGEFIELD Town of Ridgefield ADA MUNICIPAL GRIEVANCE PROCEDURE This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act. It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in employment practices and policies or the provision of services, activities, programs, or benefits by the Town of Ridgefield. The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint will be made available for persons with disabilities upon request. The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation to: Anthony Phillips, LCSW Director of Social Services Americans with Disabilities Act Coordinator Town of Ridgefield 400 Main Street Ridgefield, Connecticut 06877 Within 15 calendar days after receipt of the complaint, ADA Coordinator will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, ADA Coordinator will respond in writing, and, where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of ADA Coordinator and offer options for substantive resolution of the complaint. If the response by ADA Coordinator does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision of the ADA Coordinator within 15 calendar days after receipt of the response to the First Selectman or his or her designee. Within 15 calendar days after receipt of the appeal, the First Selectman or his or her designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting the First Selectman or his or her designee will respond in writing, and where appropriate, in a format accessible to the complainant, with a final resolution of the complaint. All written complaints received by Town of Ridgefield, appeals to the First Selectman or his or her designee, and responses from the ADA coordinator and First Selectman or his or her designee will be kept by the Town of Ridgefield for at least three years. Rudy Marconi, First Selectman — Date 5/12/14 400 Main Street · Ridgefield, Connecticut 06877 Phone: (203) 431-2700 · Fax: (203) 431-2722 www.ridgefieldct.org Clear Form Print Form APPLICATION FOR ABSENTEE BALLOT (Español en otro lado) ED-3 Rev. 2/09 You must complete a separate application for each election, primary and referendum. Instructions: All applicants must fill out sections I, II, III, IV, VI. If someone assists you in completing this application they must complete section VII. Members of armed forces and electors temporarily living overseas may also check one choice in section V, if applicable. Return completed application to your municipal clerk. Section I. – Applicant's Information Name _____ Date of Birth _____ Home Address _____ Zip Code _____ (Number, Street, Town) Telephone No. _____ E-mail Address _____ Section II. – Delivery of Absentee Ballot The set of absentee voting forms shall be: (check only one) ☐ Given to me personally (You must apply in person; forms will not be mailed to you.) ☐ Mailed to me personally at the following address: Mailing Address: _____ (Use only if the mailing address is different from the address above.) ☐ Supervised Ballot. Check this box if you live in an institution where supervised balloting will be conducted Section III. - Purpose of Application A. This application is for (check one): ☐Election ☐Primary ☐Referendum B. Date of Election, Primary or Referendum: _____ C. For PRIMARY only, specify party in which applicant is eligible to vote: _____ Section IV. – Statement of Applicant I the undersigned applicant believe that I am, or will be, eligible to vote at the election, primary or referendum indicated above and that I expect to be unable to appear at the polling place during the hours of voting for the reason below: (check only one) ☐ My active service in the Armed Forces of the United States ☐ My absence from the town during all of the hours of voting ☐ My illness ☐ My religious tenets forbid secular activity on the day of the election, primary or referendum ☐ My duties as a primary, election or referendum official at a polling place other than my own during all of the hours of voting ☐ My physical disability Section V. (This section to be used by Members of the Armed Forces and Electors Temporarily Residing Overseas only): ☐ I am a member of the armed forces or the spouse or dependent living where such member is stationed who due to military contingencies needs additional time to vote by absentee ballot. I therefore request that a blank absentee ballot be issued to me beginning 90 days before the regular election. I understand that if the military contingency ceases to exist, I may apply for an additional ballot with candidates printed on it. ☐ I am an elector of the above municipality who is (1) temporarily living or expects to be living or traveling outside the territorial For Municipal Clerk's Use Outer Envelope Serial No. Date Forms Issued Check ▶ | Mailed to Applicant ☐ | Given to Applicant Personally ☐ Pct. Subdivision | Voting District No.	Forms and Documents	Inaccessible PDFs	**Background** Downloadable resources must be made accessible to all users. PDFs should be text documents rather than images of text, as screen reader users cannot read images of text especially when they lack alternative text. Headings, when used properly, can aid many assistive technology users in finding relevant information and traversing a document efficiently. Keyboards and keyboard alternatives are used by blind, low vision, and dexterity impaired users to navigate and interact with web content. All content on PDF documents must be accessible through keyboards and keyboard alternatives. Having a descriptive document title aids all users in understanding the content in the document. It particularly helps those with some brain-based limitations to identify and to be reminded of the content that is being viewed. UI components need to be labeled properly for using a screen reader to understand the function of the encountered content. Improperly labeled UI elements may cause screen reader users to not interact with the element as intended and/or miss content completely, causing frustration and/or disorientation. **Current** Many PDFs are inaccessible to screen reader-dependent users. To begin with, some PDF documents contain lengthy, undescriptive titles. For example, the PDF for "Planning and Zoning: Sections 2-Definitions" is "Adopted.06.04.2019Regs 02 REV Accessway DEFINITIONS CLEAN". Some PDFs are images of a document, such as in the ADA Grievance Procedure. Headings are utilized in some PDF documents, but not properly; headings are used for changing text style rather than giving users a mental model of the document set up and navigational features. Documents with interactive forms and/or buttons, such as the "Application for Absentee Ballot" are not all accessible with a keyboard. For example, on the "Application for Absentee Ballot", the top "Clear Form" and "Print Form" buttons cannot be navigated to with a keyboard. Additionally, there are no form labels to inform screen reader users of the fillable form fields. **Recommendation** Convert images of text into accessible PDF files or other alternative accessible documents. Ensure that document titles are succinct but informative. Remove headings that are only being used to stylize text. Provide headings for navigation and schematic structuring (see Issue #6, Headings, for reference). This would especially help users to navigate long documents, such as the "Disability Guidebook". Provide form labels to buttons and form fields. ARIA labels can be used to inform users of interactive field and provide information on how to fill out the form. Ensure all content can be accessed and interacted with the keyboard.	Blind, Low-vision, Brain-based WCAG 2.1 1.1.1 Non-text content 1.3.1 Info and Relationships 1.4.5 Images of Text 2.1.1 Keyboard 2.4.2 Page Titled 4.1.2 Name, Role, Value

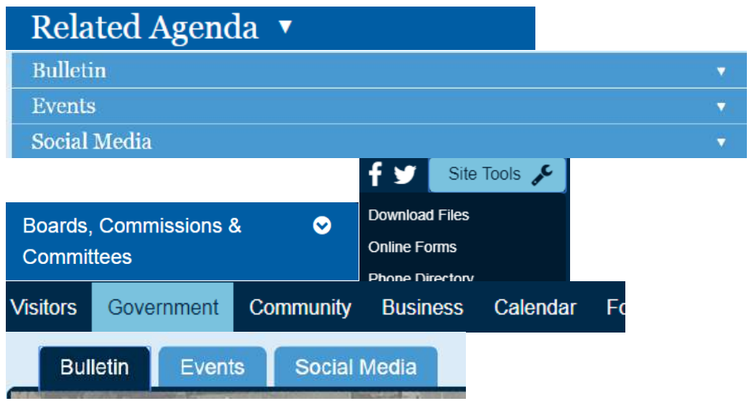
	Image	Section	Issue Name	Issue Details	Issue Tags
				While accessible versions of documents are being created, if documents and forms are to be uploaded to the website, provide alternative versions of the forms or documents, such as providing plain text versions of PDFs that have not yet been made following PDF accessibility techniques or accessible Microsoft Word documents. **Design Notes** Refer to resources for PDF accessibility techniques: https://www.w3.org/TR/WCAG-TECHS/pdf.html And please review Adobe's Accessibility Training: https://www.adobe.com/accessibility/products/acrobat/training.html	
5.		General Content	Improperly Labeled Content	**Background** All user interface components should provide programmatically associated name, role and states. Assistive technology users, such as those who use screen magnifiers and screen readers, rely on these attributes to understand and interact with various dynamic user interface components. Incorrectly labeled content results in confusion, missed content, and frustration. **Current** Many UI components have incorrect labels. The expandable accordion menus (e.g. “Related Agenda”, “Bulletin, Events, Social Media” (only when the page is condensed), and “Boards, Commissions & Committees”,) are labeled as “links”. The “Site Tools” menu itself has an ARIA label that identifies it as a list with one item. The main menus in the header are labeled as links. Each of the tabs on the tabpanel “Bulletin, Events, Social Media” is labeled as a list of link tabs. **Recommendation** Dynamic user interface components proper ARIA labels to describe the type, function and state (e.g. opened, expanded, etc.) of the interactive item.	Blind, Low-vision WCAG 2.1 4.1.2 Name, Role, Value
6.	<h2>Town Departments</h2> <h5>View All Departments…<h5> <h2> Public saftey <h5>Register for Emergency Alerts <h2>Board of Selectmen</h2> <h5>Local Government Resources <h2>Boards & Committees <h5>View All Boards & Committees... <h2>Other Government Links</h2> <h5>More Government Links... <h2 class="resp-accordion" role="tab" aria-controls="tab_item-0" id="tab_item-0">Bulletin</h2> <h3>September</h3>	General Content	Headings	**Background** Headings are extremely important for a variety of users navigating webpage content. For screen reader users, headers provide an important hierarchy which helps them make sense of a website and find what they are looking for with relative ease. Descriptive headers allow users to understand how content is grouped and what to expect under each heading level. Good and consistent header hierarchy provides organization to a page that can aid visual focus and reduce anxiety or stress for users with some brain-based conditions. In addition, it can also increase the ease with which non-native tech users can interact with content. All headings should be visible or have associated visible content. **Current** Not all headings aid in site navigation or structural mental imagining. To begin, many headings have uninformative title headings (e.g. <h2>You are here</h2>, <h2>Action Center</h2> (on the ADA Page), <h3>September</h3> (on Home page)), including some headings have titles with part of the code in it (e.g. <h2>	Blind, Low-vision, 65+, Brain-based WCAG 2.1 1.3.1 Info and Relationships 2.4.6 Headings and Labels

	Image	Section	Issue Name	Issue Details	Issue Tags
	<h1 class="timeline-Header-title u-inlineBlock" data-scribe="element:title">Tweets by @CTRidgefield</h1> <h1 class="title gray">Original text</h1>			Bulletin *role=”tab”, aria-controls=”tab_item-0”* </h2> (on Home page)), which makes them unable to function as navigational headings. Some pages contain multiple headings with the same title, especially on the search page (e.g. one search brought up three <h3>Agenda</h3>). On every page, there are multiple instances of skipped heading levels due to the heading structure of the main menus (e.g. five instances of <h2> to <h5>). Additionally, some pages present invisible headers, such as <h2>You are here</h2> and <h1>Original text</h1>. **Recommendation** Headings are utilized for site navigation, so heading level tags should be reserved for organizing main content. There should generally only be one <h1>, and heading levels should be structured in sequential order with no skipped heading ranks (unless closing a subsection, for instance). Ensure that headings that are contained within other h-tags follow an accurate header hierarchy. Ensure that headings are not being used just to format the style of text. Heading tags should be kept independent of other lines of, as it makes it nonfunctional for users navigating with headings and does not follow best practices for clean coding. Consider having a heading as a title for the content it presents, such as “Social Media (Links)” as a heading for the two links social media links. Heading names should be descriptive and unique (i.e. no repetition of heading names on the same page). Headings should also have a corresponding visual element, or if it’s being hidden because it isn’t supposed to be interacted with (e.g. <h1>Original text</h1>), it should be removed. **Design Note:** For reference, please read https://www.w3.org/WAI/tutorials/page-structure/headings/	
7.	• Don't Throw It Away! More » Agenda Show more View all	General Content	Undescriptive Links	**Background** Users navigating a webpage with a screen reader rely on descriptive link text to understand the purpose and function of the content. Many screen reader users navigate site content by pulling up a list of links. When link titles are unspecific, screen reader users are unable to find the information they are searching for. **Current** Many undescriptive links are encountered throughout the website. This is especially an issue on the search page, where link titles are repetitive and undescriptive, making it hard for screen reader users to understand what content the link may contain. For example, having multiple links such as “Show more”, “View all”, or “More” are unhelpful for users who navigate by pulling up a list of links, for whom these links provide no context. **Recommendation** Ensure that descriptive link text is provided to give context for the links.	Blind, Low-vision WCAG 2.1 2.4.4 Link Purpose (In Context)

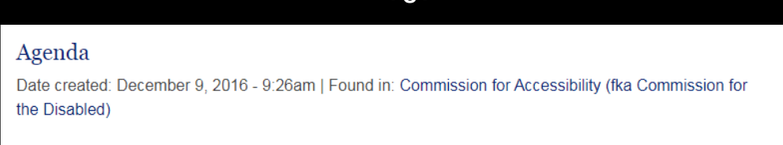
	Image	Section	Issue Name	Issue Details	Issue Tags
	Agenda Date created: December 9, 2016 - 9:26am | Found in: Commission for Accessibility (fka Commission for the Disabled) Agenda ... postcard printing & mailing 5. St Stephens & Jesse Lee **help** for seniors Old Business New Business The next meeting ... Date created: September 13, 2018 - 1:14pm | Found in: Commission on Aging Commission for **Accessibility** Town Hall, Large Conference Room Commission for **Accessibility** ... Date created: January 7, 2019 - 10:26am | Found in: Commission for Accessibility (fka Commission for the Disabled) Commission for **Accessibility** Town Hall, Large Conference Room Commission for **Accessibility** ... Date created: January 7, 2019 - 10:29am | Found in: Commission for Accessibility (fka Commission for the Disabled) Commission for **Accessibility** Town Hall, Large Conference Room Commission for **Accessibility** ... Date created: January 7, 2019 - 10:30am | Found in: Commission for Accessibility (fka Commission for the Disabled)				
8.	 - Link with keyboard focus  - Link with mouse hover	General Content	Skip To Main Content	**Background** Having a skip to main content feature is important for many users. Websites should have this feature as the first interactive content to allow users to skip over repetitive content to the main website content. This is important for screen reader users, as they do not have to hear all the content that comes before the main content. It also benefits users with dexterity conditions who navigate with a keyboard and may experience pain due to repetitive keystrokes. Users with low vision or color vision deficiencies depend on high contrast link text of all states (e.g. on mouse hover) to distinguish and read text on a webpage. Visual focus is critical to help users know which element has the keyboard focus. Failure to provide visual focus creates a huge access barrier for sighted users that rely on the use of keyboards to navigate such as older users, users with dexterity impairments, users with some brain-based conditions, and users with low vision. **Current** A “skip to main content” link exists, but is not encountered when sequentially navigating the main page. Additionally, the link has no visual focus, nor is it visible on screen when encountered via keyboard navigation. The only time the “Skip to Main Content” link is visible is when the widow size is condensed or when the page is zoomed in and the link has been encountered with the keyboard. Note that although the link becomes visible, it has poor visual focus. **Recommendation**	Blind, Low-vision, 65+, Brain-based, Dexterity limitations WCAG 2.1 1.3.2 Meaningful Sequence 1.4.3 Contrast (Minimum) 2.4.1 Bypass Blocks 2.4.7 Focus Visible

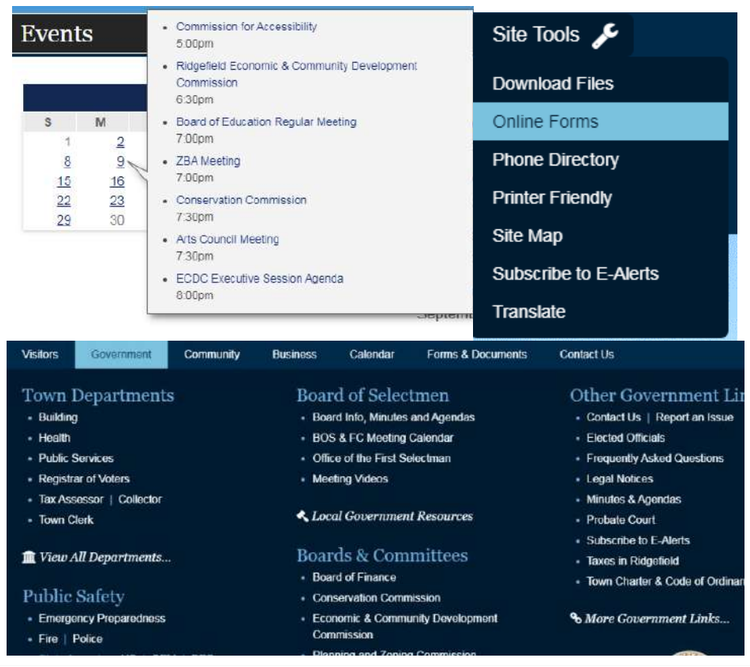
	Image	Section	Issue Name	Issue Details	Issue Tags
				The “Skip to main content” link should be the first content encountered when navigating the site with a keyboard. Also, the “Skip to main content” link should always be visible when receiving keyboard focus. Optionally, the link can be made always visible on site pages, whether or not it received keyboard focus. This benefits screen magnifier users, as they do not have to search the page to encounter the main content. If the link is to be always visible on the site page, the color contrast on mouse hover must be changed to 4.5:1 or above (see Issue #15, Color Contrast on Pseudo Classes, for reference). **Design note:** Below is an example of one way this visual focus and color contrast can be achieved. 	
9.		General Content	Unable to Dismiss Content	**Background** Where receiving and then removing pointer hover or keyboard focus triggers additional content to become visible and then hidden, the additional content must remain visible until the hover or focus trigger is removed. Content that cannot be dismissed, either by removing mouse hover or utilizing a keyboard mechanism, can disorient older users and users with some brain-based conditions. **Current** Many drop-down menus cannot be dismissed with the escape key or other keyboard method. When a calendar event list is opened upon hover, it is not dismissed when the user removes hover. **Recommendation** Allow users to a way to dismiss expanded submenus with a keyboard mechanism, such as hitting the escape button. Content and the trigger no longer receiving mouse hover should be dismissed when mouse hover is removed. Additionally, repositioning of the content displayed so other site information isn’t blocked can help users. Design Notes: See the example below for how site content can be repositioned to help users.	Brain-based, 65+ WCAG 2.1 1.4.13 Content on Hover or Focus

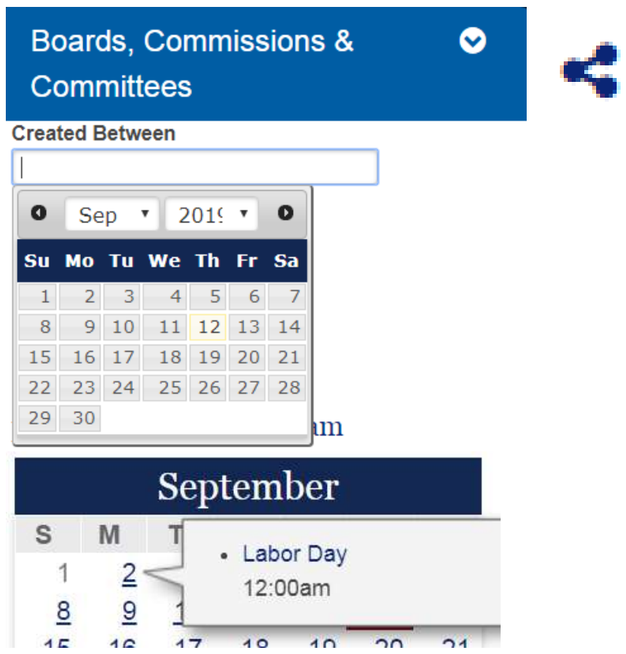
	Image	Section	Issue Name	Issue Details	Issue Tags
					
10.		General Content	Inaccessible Content	**Background** Keyboards and keyboard alternatives are used by blind, low vision, and dexterity impaired users to navigate and interact with web content. All content on a website must be accessible through keyboards and keyboard alternatives. **Current** Submenus on many of the webpages contain expandable menus that cannot be expanded upon keyboard interaction. The calendars on the search page cannot be accessed with the keyboard. The Event calendar on the home page has no way to allow users to access the quick view event pop up that appears on mouse hover. Additionally, the “Share” icon is inconsistently accessible with the keyboard; only on some web pages can the button be navigated to using the keyboard. **Recommendation** Ensure all website content is accessible with a keyboard.	Blind, Low-vision, Dexterity limitations WCAG 2.1 2.1.1 Keyboard
11.		Image Carousel	Automatically Changing Content	**Background** Any automatically moving, changing, or blinking content must have an option for the user to stop, pause, or hide the element. Continuously moving content can be extremely disorientating and distracting for users with some brain-based conditions. Additionally, having a pause or stop option allows for users who take a longer time to read to browse site content at their own pace. **Current** The carousel on the main page continuously rotates between slides, with no option for the user to hide or prevent the content from changing. **Recommendation** Provide a way to pause and resume changing content. Consider adding labeled buttons to provide this functionality for users. Also, consider making these buttons large with correspondingly large hit boxes for users with some dexterity impairments (see Inclusive Design recommendations).	65+, Brain-based WCAG 2.1 2.2..2 Pause, Stop, Hide

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12.	 	Image Carousel	Carousel Functionality	**Background** As carousels automatically or manually rotate through content, the change in information must be made known to all users, including those operating a screen reader so they can be aware of changes to site content and know how to adapt to these changes. Keyboard focus must correspond with each slide that is presented. Having focus that doesn't align with currently displayed information can cause confusion for screen reader users while navigating a site, and be disorientating and frustrating to keyboard users who find they cannot interact with content being shown. Carousels and corresponding navigational components must be completely accessible using the keyboard, as many assistive technology users navigate websites without a mouse or trackpad. Additionally, user interface components should have programmatically associated name, role and states so assistive technology users can understand and interact with these dynamic interfaces properly. Incorrectly labeled content results in confusion, missed content, and frustration. Screen reader users rely on alternative text to understand the visual information being displayed in images. Alternative text should only be given to images that have a function or contain content. Using alternative text when not needed, such as with decorative images, becomes extraneous information to process for those navigating with a screen reader. When designing interfaces, the color should not be the only method of conveying information. Users who have low-vision, who have difficulties distinguishing colors, or who are older may not be able to perceive or differentiate between color-dependent information. **Current** When the carousel slides are automatically or manually changed, keyboard focus does not change to the corresponding slide, nor is the new slide content announced while using a screen reader (i.e. there is no indication that the slides of the carousel have changed). The carousel is currently labeled as a list with 6 items, rather than as a carousel with 6 slides. The alternative text assigned to each image on the slides is redundant, as these images have the same alt text as the image link text. Additionally, as these images are uninformative and contain no additional content (i.e. decorative), they do not require alt text. The carousel buttons that change slides cannot be navigated to and used by keyboard users. These buttons have no associated ARIA labels to describe their function. Additionally, the color is the only method of conveying navigational information of this interface (i.e. which of the carousel items the user is on). **Recommendation** Ensure that when interacting with a carousel, keyboard focus corresponds with the image slide shown. When a use has progressed onto other content from the	Blind, Low-vision, 65+, Dexterity limitations WCAG 2.1 1.1.1 Non-text Content 1.4.1 Use of Color 1.3.1 Info and Relationships 2.1.1 Keyboard 4.1.2 Name, Role, Vale

	Image	Section	Issue Name	Issue Details	Issue Tags
				carousel, changes within the carousel or other changing content on the page should not unexpectedly receive keyboard focus and direct users away from the content they are exploring, including the carousel navigation buttons. Allow changing carousel slides to be announced to screen reader users. Change the ARIA label of the carousel and its slides accordingly so users know which type of UI element they are interacting with. Avoid redundant alt text for decorative items; set alt text to null (alt=""). Any new slides added should follow this format. Ensure that the entire carousel and corresponding button controls can be navigated to and used with a keyboard. The navigation buttons used to change and indicate carousel slides should utilize multiple visual elements and be given proper labels so users can understand the meaning and indicate the status of the buttons. **Design Notes:** See https://www.w3.org/WAI/tutorials/carousels/ for more information on carousel accessibility techniques.	
13.		General Content	Keyboard Trap	**Background** Widgets that add iFrames with continuous or long scrolling content become a keyboard trap for many users. For example, a keyboard-dependent user who is navigating the page must hit tab hundreds of times to bypass the content. Not only is this frustrating for screen reader users, but it also causes problems for users with dexterity issues, who may experience pain due to numerous key strokes or find it difficult to perform the number of key strokes it takes to move beyond the trapping iFrame. Also, those who use screen magnification often get caught in these types of iFrames, continuously scrolling through the iFrame rather than scrolling down the webpage as intended. **Current** The social media widgets on the home page (i.e. Facebook and Twitter) have long scrolling iFrames which trap users, requiring numerous keystrokes to move out of the iFrame with no indication of when they will exit that iFrame. This quickly becomes frustrating for many users and they often tend to give up or seek help, unable to continue navigating independently. **Recommendation** Limit the number of items that appear in iFrame widgets and always provide a header or other mechanisms to allow users an easy way to bypass this content.	Blind, Low-vision, 65+, Dexterity limitations 2.1.2 No Keyboard Trap

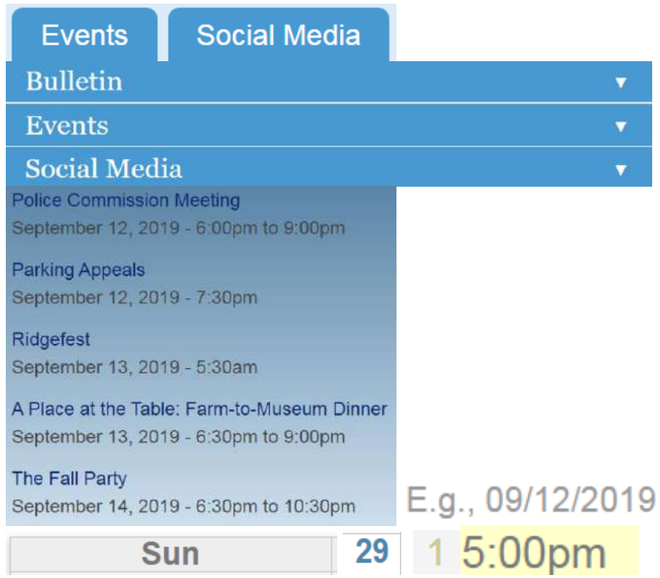
	Image	Section	Issue Name	Issue Details	Issue Tags
14.		General Content	Color Contrast | Text	**Background** Users with low vision or older users depend on high contrast text to distinguish and read text on a webpage. **Current** Much of the text throughout the website has a contrast ratio below 4.5:1. Some examples of text that does not meet criteria included: • Home page- “Bulletin, Events, Social Media” inactive tabs and unexpanded accordion menus: 3.1:1 • Home page- “Today In Ridgefield” link list: at the top of the color gradient- 4.0:1 for link text, 2.9:1 for description • Search page- “Created Between” form format example: 2.8:1 • Calendar page- Days of the Week: 3.9:1 • Calendar page- Dates of days with events 4.0:1 • Calendar page- Dates of a different month 1.5:1 • Calendar page- Event times: 4.4:1 **Recommendation** Ensure the contrast ratio between text and the background is at least 4.5:1 and 3:1 for large text. Areas containing gradients with varying color contrast should be fixed so all content on the gradient has a sufficient color contrast.	Low-vision, 65+ WCAG 2.1 1.4.3 Contrast (Minimum)
15.		General Content	Color Contrast | Pseudo Classes	**Background** Users with low vision or older users depend on high contrast link text to distinguish and read link text on a webpage. This text should also be high contrast for different pseudo classes, such as focus and hover. **Current** Link text across the website often lightens when it receives mouse hover, which in some areas creates an insufficient color contrast. Two examples of link text that does not meet criteria include: • “Skip to main content” link: 2:1 • Home page- “Today In Ridgefield” link list at the top of the color gradient: 1.5:1 **Recommendation** Ensure the contrast ratio between link text on hover and the background is at least 4.5:1 and 3:1 for large text. Areas containing gradients with varying color contrast should be fixed so that all link content receiving mouse hover on the gradient has a sufficient color contrast.	Low-vision, 65+ WCAG 2.1 1.4.3 Contrast (Minimum)
16.		General Content	Color Contrast | Icons/Forms	**Background** Users with low vision or older users depend on interfaces and graphics with high contrast to distinguish and understand these elements on a webpage. **Current** The image of the white magnifying glass on the blue search button has a contrast ratio of 2:1.	Low-vision, 65+ 1.4.11 Non-Text Contrast

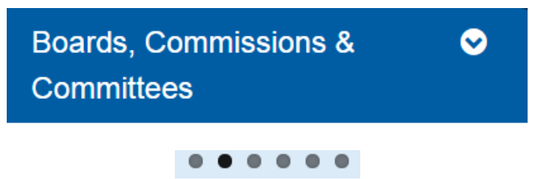
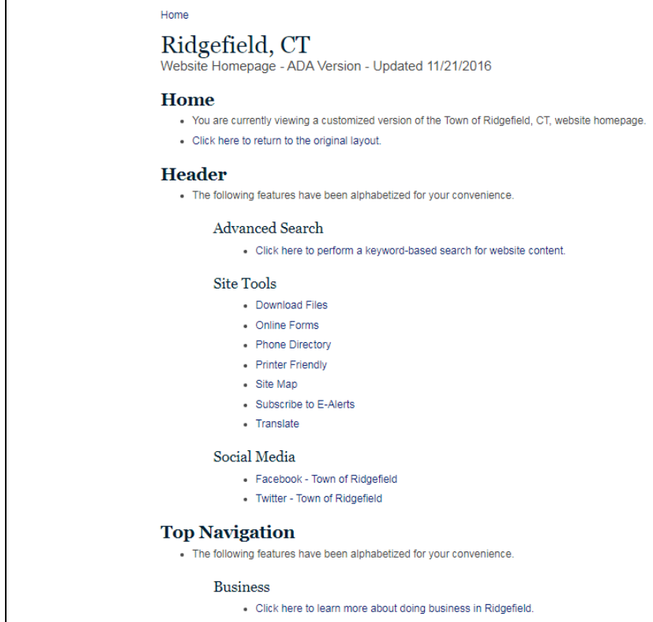
	Image	Section	Issue Name	Issue Details	Issue Tags
				Recommendation Ensure that the contrast ratio of the graphic content is at least 3:1.	
17.		General Content	Alternative Text	**Background** Screen reader users rely on alternative text to understand the visual information being displayed in images. Alternative text should only be given to images that have a function or contain content. Alt text where not needed becomes extraneous information that can be frustrating to those navigating with a screen reader. **Current** All images in the image carousel on the main page, as well as images on the pages that these items link to, are decorative and should not contain descriptive alternative text. **Recommendation** Avoid redundant alt text for decorative items. Set alt text to null (alt=””). See: https://www.w3.org/WAI/WCAG21/Understanding/non-text-content	Blind, Low-Vision WCAG 2.1 1.1.1 Non-text Content
18.		Inclusive Design	Target Size	**Background** Users often have trouble activating a small target because of hand tremors, limited dexterity, low-vision, or various other reasons. If the target is too small, it can be very difficult to aim at the target. Mice and similar pointing devices can be hard to use for many users, as well as targeting with fingers on touch devices. **Current** The expand icon link target is too small, causing users to miss button when navigating with pointer and on mobile devices. The navigational buttons for the image carousel on the main page are also small and close to one another, increasing the chance of hitting an unintended button. **Design Notes** 44px by 44px is the standard minimum size for targets. Keep in mind all targets should also have sufficient margins from other targets. See: https://www.w3.org/WAI/WCAG21/Understanding/target-size	Low-vision, Dexterity limitations Inclusive Design WCAG 2.1 (AAA) 2.5.5 Target Size
19.		Inclusive Design	ADA Version of Home Page	**Background** Some websites choose to have site information presented in list form on a high contrast background to provide easier navigation for users with disabilities. A page with a layout for users with disabilities should follow accessibility guidelines. The page should not omit information that is available to users on the standard version of the site page. The link that brings users to this type of page should be properly titled so the user knows the purpose of the link and what to expect from the page the user is directed to. Users may also look to these pages for more information about accessibility/disability information.	Inclusive Design WCAG 2.1

Image	Section	Issue Name	Issue Details	Issue Tags
			**Current** The “ADA Version” link is not clear in describing the content the user will be brought to (i.e. the alternative presentation of the Home page content). The way the link is currently labeled may lead users to believe that they are being led to the accessible version of the full website, or that there is information about town accessibility information, which is not the case. There are many undescriptive heading titles, making it hard for users to understand how content is grouped and what to expect under each heading level. The last time the page was updated was in November of 2016. Some page content on the page isn’t updated, which leads users to old content which is no longer on the site (e.g. “View First Active Bulletin” → “Page Not Found”), or requires the user to navigate back to the standard viewing of the Home page to find updated information. Some links, such as the social media Facebook and Twitter links, unexpectedly open in a new tab. Nowhere on this page is there information about the accessibility information in the town of Ridgefield, including ADA contact information, grievance policy, or other useful information for users, both visitors and residents, with disabilities. **Recommendation** Consider renaming the “ADA Version” link to better reflect the contents of the page directed to (e.g. “Home Page ADA Version”). Ensure that all practices identified and recommended by this report are applied to the ADA Page, such as making headings descriptive and unique to aid in comprehension and navigation. Content that is updated on the Home page should be reflected on the ADA version of the page. Where possible, automatically or manually update information on the ADA Page so the user isn’t required to view the standard Home page. Content that opens in a new tab should be described in the link text. Also, consider providing access to other accessibility information on this page, as it is difficult to find while searching the website (both using the search bar and other searching methods).	