

## ESCS ADA Compliance Review Meeting Notes – March 26, 2014

**Present:** CITY: Ed N, Betsy A, Tony P    **CDR Maguire:** Tony D  
**PMA:** Chad C    **GBC:** Mike M, Jim D    **HCD:** Emmanuel A

**Action Items TBD** (by color): Closed, Gilbane, CDR/MGI

### Parking

- Surface of van-designated parking space exceed the maximum allowable slope of 2% (3.6%)
  - **Update 1/10/14:** HCD RESPONSE NEEDED - Please indicate where slope was measured. There is an asphalt patch in this parking space, was the measurement taken on the patch? If so the surface can likely be heated and flattened over the length of the space. If the slope was measured in the middle of the space then options are limited as the adjacent building foundation and drainage were existing structures and not replaced as part of this project.
  - **Update 1/14/14:** IHCD Response: The slope was measured at the center of the parking space and its access aisle; therefore, the asphalt patch in this parking space is even steeper than 3.6%. IHCD understands the implications of the adjacent, existing structures which were not included in the renovation due to cost implications. Nevertheless, this parking space is non-compliant for those who need it.
  - **Update 2/20/14:** MGI Response: The Parking area was designed to comply with proper slope to comply with ADA and MAAB. Spot Elevations on C201 rev6 indicate 2% maximum slope in this area. We recommend that the area be surveyed and the pavement re-graded to meet ADA requirements.
  - **Update 2/21/14:** GBCo response: As reviewed during our site walkthrough on 1/3/14, this area represents a convergence of a number of constraints that were reviewed and modified during construction. East Somerville Community School is an existing building bordered by existing streets and elevations at Cross Street, Pearl Street, Glen Street and Rush Street, with finish floor elevations also to be conformed to. The area of the van parking/emergency generator/basketball court area was modified from original design during the project due to a number of discovered conditions. Similar modifications occurred at the grading outside the building at the west entry and at the Cross Street vehicle turn-around to satisfy the challenges of trying to conform to existing grades and provide accessibility to the maximum extent feasible in all instances.
  - **Update 3/26/14:** Gilbane to remove HC parking sign and touch up pavement markings. This space is not required as the Glenn St parking area has accessible parking.

### Outdoor Areas

- Concrete walkway off Cross Street (nearest to basketball courts) exceeds the maximum allowable running slope of 5% (5.7%-6.4%).
  - **Update 1/10/14:** CDR states that this is a driveway for Emergency Vehicle use only. This is not a pedestrian walkway.
  - **Update 2/20/14:** MGI Response: The walkway adjacent to the Basketball courts had to align with the adjacent sidewalks and existing finish floor height as well as the fire fighters turn around. Numerous field solutions were reviewed during construction and the current condition is the most handicap friendly. As Chad has previously stated the difference between a 5% and 5.7% slope is ¼" within a 36" run. The other entrance to the Basketball courts is compliant.
  - **Update 3/26/14:** HCD has reviewed the circumstances outlined above and agrees that the current installation is the most handicap friendly option available. This item closed.
- Walkway adjacent to soccer field exceeds maximum allowable cross slope of 2% (4.6%).
  - **Update 1/10/14:** CDR states that this is a driveway for Emergency Vehicle use only. This is not a pedestrian walkway.
  - **Update 1/14/14:** IHCD Response: Although this item has been closed, IHCD would like



- **Update 3/26/14:** All agreed that the best course of action is to install detectable warning strips locations where undetectable obstacles exist below a height of 80" AFF, CDR/MGI to provide specification ASAP & Gilbane to implement. It was noted that these detectable warning strips can be of a color that matches adjacent finishes.

## Doors

- On all interior wood doors to the auditorium (#121) on level 1, the glass vision panels exceed the maximum allowable height.
  - **Update 1/10/14:** CDR to review & advise.
  - **Update 2/20/14:** MGI Response: The maximum height to the bottom of a borrowed light within a door is 43" currently the height is 52". Borrowed light will need to be enlarged to reflect change an glazing will need to be fire rated. This change will impact 4 pairs of doors.
  - **Update 2/21/14:** GBCo response: These doors have been installed in accordance with design and approved shop drawings. A change order will likely require these doors to be replaced as modifying in the field will impact the door's rated core.
  - **Update 3/26/14:** HCL states that this is an ADA 2010 requirement, since the project was permitted in 2011 before the 2010 Standards took effect on March 15, 2012, this is a non-issue. This item closed.
- On fire doors (double doors) on all floor levels, the glass vision panels exceed the maximum allowable height.
  - **Update 1/10/14:** CDR to review & advise.
  - **Update 2/20/14:** MGI Response: The maximum height to the bottom of a borrowed light within a door is 43" currently the height is 52". Borrowed light will need to be enlarged to reflect change an glazing will need to be fire rated This change will impact 3 pairs of doors.
  - **Update 2/21/14:** GBCo response: These doors have been installed in accordance with design and approved shop drawings. A change order will likely require these doors to be replaced as modifying in the field will impact the rated core.
  - **Update 3/26/14:** HCL states that this is an ADA 2010 requirement, since the project was permitted in 2011 before the 2010 Standards took effect on March 15, 2012, this is a non-issue. This item closed.

## Toilet Rooms - Girl's & Boys toilet rooms (#116A & B) on level 1 have:

- Lavatories with non-compliant clear floor space underneath
  - **Update 1/10/14:** These bathrooms are for the younger students. Adult accessible bathrooms are located across the hall. CDR to respond.
  - **Update 2/20/14:** MGI Response: The 1<sup>st</sup> floor toilet room sinks are designed for younger children (required per building code), there are other adult bathrooms in this area of the building which have adult ADA compliant floor space underneath the sinks.
  - **Update 3/26/14:** This condition was reviewed in field. It was noted that the shallow counter depth creates a conflict between millwork panel and sink bowl. All agreed that while a simple solution exists, it will result in exposed piping at these locations. HCD recommends leaving as-is for the time being with the understanding that if a student has an accessibility issue in this area then the millwork panel will need to be removed and the pipes would require protection to make this space compliant.
- Grab bars that are obstructed by toilet paper dispenser and flush valve inside the accessible stall
  - **Update 1/10/14:** CDR to review & respond.
  - **Update 2/20/14:** MGI Response: Toilet paper dispenser and Flush Valve will need to be adjusted to comply with accessibility requirements
  - **Update 2/21/14:** GBCo: We propose to review these conditions in the field to confirm obstructions, and based on ages of primary users. Toilet paper holders can be adjusted as necessary within the tolerances allowed to maintain 1½" clearance. Grab bar height conditions at flushometers can be confirmed on site for any needed modifications at the rear or wet wall.
  - **Update 3/26/14:** Gilbane to adjust grab bars and TP dispensers as necessary during April vacation to ensure 1.5" of clearance. HCD cautioned that grab bars heights must match so if one side is adjusted then the other side will need to be adjusted as well.

- **Update 3/26/14:** New sign location was reviewed in field. Signs should be adjacent to the latch side of the door, or in the case of double doors they should be on the right side for consistency. Gilbane to relocate signs & patch wall.
- All exits (especially the inaccessible exits) from the gymnasium (#161) do not have the proper egress signage.
  - **Update 1/10/14:** HCD CLARIFICATION NEEDED – Typical illuminated EXIT signs are in place, not sure what the issue is here.
  - **Update 1/14/14:** IHCD Response: In all new and altered buildings opened after March 15, 2012, typical illuminated EXIT signs are not enough to guarantee an accessible means of egress. Accessible exit signs must be both visual and tactile. In addition to the visual EXIT sign above the doors of the gymnasium, an ADA-compliant, tactile sign must be provided on the latch side of the doors to alert those with visual impairments (refer to **216.4 Means of Egress** of the ADA 2010 Standards at <http://www.ada.gov/regs2010/2010ADAStandards/2010ADAstandards.htm#c2>).
  - **Update 2/20/14:** MGI Response: Two signs will be provided to reflect this requirement.
  - **Update 2/21/14:** GBCo response: We can review what is needed on site and a change order issued. We expect MGI followed the 1991 Standards based on the start date of construction
  - **Update 3/26/14:** CDR/MGI to provide sign specification ASAP. Gilbane to procure & install. Sign shall state something to the effect of “Not an accessible exit, accessible exit at opposite side of gym”. Sign must be in braille as well.
- Designation sign to Teachers Lunch Room (#150) from auditorium is missing.
  - **Update 1/10/14:** Room designation signage is not code required, additionally this door is located in a “back of house” area and not accessible to the general public, hence the reason for there being no sign. CDR to review & comment.
  - **Update 2/20/14:** MGI Response: This is a connecting door and not a primary passage. The intent is to minimize the interaction between these two spaces
  - **Update 3/26/14:** CDR/MGI to provide sign specification ASAP. Gilbane to procure & install. Sign must be braille ADA compliant and state something to the effect of “Staff Only”.

Although they are not minimum compliance issues, the following items are missing opportunities for good design of a new school: CDR to review & comment.

- **stairs off pearl street leading to playground:** this is a major entry point for the community to access the playground after school hours. A ramp, which would work better for parents with strollers, could have been placed at this location instead of steps.
  - **Update 2/20/14:** MGI Response: Handicap access is provide on both Glenn Street and Cross Street
- **hi-low drinking fountain located at girls/boys toilet rooms on level 1:** this drinking fountain is mounted at a height for adults. A drinking fountain for children height could have been installed at this location. Instead, small children can only reach the drinking fountain with the use of stools.
  - **Update 2/20/14:** MGI Response: To accommodate all of the different age groups as well as the handicap requirements three drinking fountains, at different heights would of have been required. A not cost effective solution.
- **lift inside auditorium:** the stage is at the same level as the corridor, which means that a direct and level connection between seating and stage could have been provided inside the auditorium. Instead, students using wheeled mobility devices must operate a slow and extremely loud platform lift (which will interrupt any activity occurring on the stage) or exit the auditorium and navigate over 100 feet along the corridor to reach the stage.
  - **Update 2/20/14:** MGI Response: This was reviewed during the design, however it impacted the number of seats and the amount of interior auditorium circulation. Consequently it was decided to maintain the lift, and reconfigure the auditorium slope to accommodate the accessibility codes