

Wastewater Treatment Plant



Town of Manchester-by-the-Sea ADA Transition Plan

March 2020



Institute for Human Centered Design

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Background

Year Built: 1997

Manchester-by-the-Sea Wastewater Treatment Plant is located at 12 Church Street. A one-story section of the primary building is the main location accessed by members of the public. On the rare occasions when public tours take place, visitors also enter a portion of the primary building that has a mezzanine and basement, and continue to the exterior of a second building and to two (2) large water tanks that are involved in the water treatment process.

Note: IHCD team was told that tour participants go to an accessible point in the main building to look up at a mezzanine and down towards a basement, but for safety reasons they don't actually visit those areas. Also, tour participants look into a second building to the southeast that does not have an accessible entrance due to a high door threshold, but they do not enter that building during the tour. Tour participants are allowed to climb stairs to look inside water aeration and clarifying tanks. There is no accessible means of access to look inside any of the tanks.

The public area in the primary building is accessed by a ramp on the west side that leads to an accessible main entrance. An accessible means of egress is located on the east side of the building. The public area contains two offices, a sink and accessible men's and women's multi-user toilet rooms. Showers in the toilet rooms are not used by members of the public.

Parking is shared with the town hall and police station. Two car accessible parking spaces are located nearby in an area between the wastewater treatment plant and the town hall and police station buildings.

Key Accessibility Issue

Parking

Accessibility issues include lack of a compliant van accessible parking space including a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible". Also, a car accessible parking space lacks a sign with the International Symbol of Accessibility (ISA), and both the space and the access aisle are narrower than required.

Exterior Stairs

Accessibility issues include lack of a handrail on one side and lack of railing extensions 12" long min. at exterior staircases used during tours.

Toilet Rooms

Accessibility issues include lack of the required minimum maneuvering clearance at the entry door to the women's toilet room, and excessive opening force is required to open the door. The women's toilet room also has a paper towel dispenser that protrudes into the circulation path. The men's toilet room has a mirror and paper towel dispenser mounted higher than the maximum height allowed, and a malfunctioning self-closing hinge at the door to the accessible compartment. The lavatories in both the men's and women's toilet rooms have pipes that are not wrapped.

Signs

Accessibility issues include lack of tactile signs (braille and raised characters), and lack of directional and illuminated egress exit signs including signs lacking an illuminated International Symbol of Accessibility (ISA).

Program Access – Facility Tour

Accessibility issues include a lack of information in accessible formats and at an accessible location about the inaccessible areas on the tour such as the view into the water aeration and clarifying tanks. In order to provide program access, consider captioned videos, photographs, etc. in an accessible location that describe the inaccessible tour locations. (See the Policy and Procedures document for more information about this issue.)

Additional Accessibility Issues

- Excessive change in level at the base of the exterior ramp to the main entrance, and lack of a rail extension 12” long min. at one of the ramp railings.
- Pipes not wrapped at a sink in the main public area.

Order of Magnitude Cost Estimates

- Renovate parking (including relocating one of the two existing accessible parking spaces to an area near the ramp to the wastewater treatment plant accessible entrance as a compliant van accessible parking space.) : \$2,950
- Provide compliant exterior stair railings: \$2,504
- Renovate toilet rooms: \$1,856
- Provide compliant egress signs: \$1,792
- Miscellaneous corrective actions (change in level and railing extension at exterior ramp, sink pipes, etc.): \$270

Total: \$9,372*


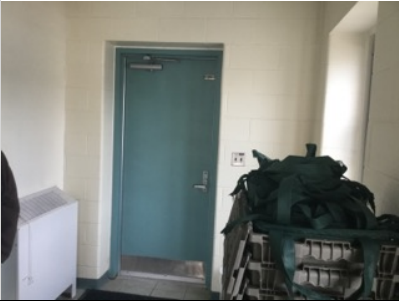

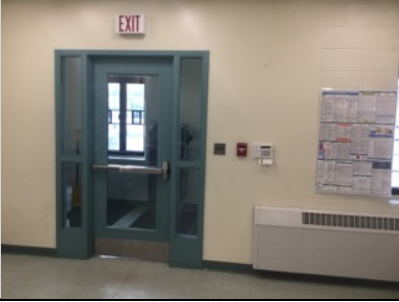
***Note:** Costs to develop accessible materials to provide information about inaccessible portions of the plant tour are not included.

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 striping by the exterior ramp landing so access to the ramp is not obstructed by parked cars.





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Off-Street Parking Lot or Garage												
1	Parking Lot Near Wastewater Treatment Plant	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Vehicle space < 96" wide at car space Vehicle space < 132" wide at van space Access aisle < 96" wide at van space Sign not provided Sign does not have the designation "Van Accessible"	75 2 - 88" - 56" - -	Provide a car accessible space 96" wide min. with an access aisle 60" wide min. (re-stripe.) Provide a van accessible space near the ramp to the accessible entrance 96" wide min. with an access aisle 96" wide min. (Relocate one accessible space.) Provide a sign with the International Symbol of Accessibility (ISA) at both spaces. Add the designation "Van Accessible" to the van parking space sign.	1	2950	\$2950
Emergency Exit												
2	Main Entrance Vestibule	1		Emergency Exit	N/A		Tactile exit sign not provided Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	2	232	\$464
Access to Goods and Services												
Means of Egress												
3	Main Building Path Back Towards Main Entrance and Egress	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	232	\$232
4	Exit to Vestibule and Ramp			Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	232	\$232


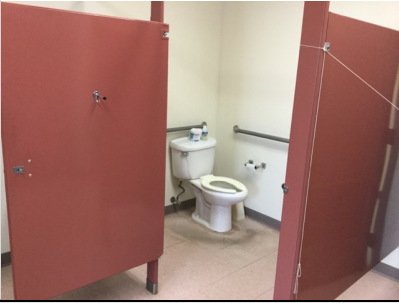

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5	Main Building Emergency Egress	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated Int. Symbol of Acc. not provided (MAAB)	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Provide an illuminated International Symbol of Accessibility.	1	432	\$432
6	Exit to Ramp	1	A	Means of Egress	N/A		Tactile exit sign not provided Illuminated Int. Symbol of Acc. not provided (MAAB)	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Provide an illuminated exit sign with an illuminated International Symbol of Accessibility.	2	216	\$432
Doors, Doorways, & Gates												
7	Women's Toilet Room			Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Relocate water cooler and refrigerator so as not to obstruct maneuvering clearance at door.	1	Labor	\$0
8	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	10 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Ramps												
9	Main Entrance to Main Building	Ext.		Ramps	Exterior		Handrails do not extend 12" past top & bottom Level changes > 1/4"	-	Alter handrails to extend horizontally above the landing for 12" min. beyond the bottom of ramp run on one side. Alter change in level to be 1/4" high max. (Cost based on welding on one rail extension and a 3'x3' asphalt patch at base of ramp.)	1	178	\$178

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Stairways												
10	Water Aeration Area	Ext.		Stairways	Exterior		Handrail not provided on both sides Accessible route not provided	-	Provide handrail on one side. During tours, provide information (photos, text) about aeration area at an accessible location. (Cost based on one 30' wall-mounted metal handrail.)	1	2220	\$2220
11	Clarifier Tanks	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs Accessible route not provided	-	Bottom of stairs: Ensure handrails extend to one tread depth beyond the last riser. During tours, provide information (photos, text) about clarifier tanks at an accessible location. (Cost based on welding on rail extensions.)	2	142	\$284
Kitchens and Kitchenettes												
12	Main Building			Kitchens and Kitchenettes	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact.	1	92	\$92
Toilet & Bathing Rooms												
Lavatory												
13	Women's Toilet Room			Lavatory	N/A		Plumbing underneath is exposed Dispenser acts as a protruding object	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate plastic paper towel dispenser out of the circulation path.	1	798	\$798

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14	Men's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 48" 60"	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. Relocate dispenser to 42" max. above the floor.	1	1058	\$1058
Toilet Compartment												
15	Men's Toilet Room			Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
Best Practice												
Exterior Route to Ramp Landing												
16	Parking Near Exterior Ramp	Ext.		Exterior Route to Ramp Landing	N/A				Recommend providing striping by the exterior ramp landing so access to the landing is not obstructed by parked cars.	1	-	\$0