

# Comfort Station 4 at 110 Freezer Road



## Town of Barnstable ADA Transition Plan

July 2021



Institute for Human Centered Design

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### Background

At the Comfort Station located at 110 Freezer Road, there are three (3) accessible parking spaces provided on the south side of the structure. The Comfort Station has one (1) men's and one (1) women's multi-user toilet room that each also have a shower.

### Key Accessibility Issues

#### Exterior Accessible Routes

Accessibility issues with exterior routes include cross slopes that are greater than the maximum allowed, excessive changes in level and surfaces that are not stable, firm and slip-resistant. In addition, surfaces do not prevent accumulation of water.

#### Parking

Accessibility issues include lack of a van accessible designation sign at the van accessible parking space and an access aisle that is narrower than the minimum width required. In addition, there is a lack of two (2) identification signs with the International Symbol of Accessibility (ISA), and an existing identification sign is installed higher than the maximum height allowed.

#### Toilet Rooms

Accessibility issues include the toilet seat located further from the side wall than the maximum allowed (men's), grab bars are installed lower than the minimum allowed, and compartment doors lack compliant hardware. In addition, toe and knee clearance is not provided at the men's lavatory and clear floor space is not provided at the women's lavatory. Plumbing underneath both men's and women's lavatories are exposed, and the urinal is installed higher than the maximum height allowed. Additional issues include coat hooks that are installed higher than allowed, noncompliant toilet paper dispensers, hand dryers that protrude into the circulation path, and lack of an audible and visible alarm in each toilet room.

#### Showers Rooms:

Accessibility issues at both shower rooms include lack of an accessible transfer shower and changing area.

### Additional Accessibility Issues






- Thresholds are higher than the maximum allowed.
- Hardware not operable with closed fist.
- Raised character and braille not provided on signs.

### Order of Magnitude Cost Estimates





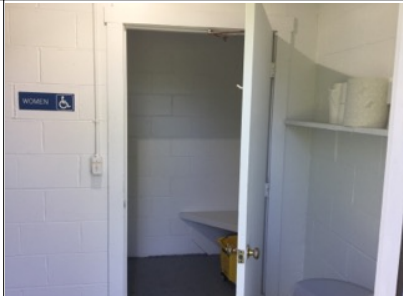
- Renovate exterior accessible routes: \$3,840
- Renovate parking: \$1,800
- Renovate toilet rooms: \$10,808
- Renovate showers: \$27,636
- Miscellaneous corrective actions (signage, thresholds, hardware, etc.): \$2,196

**Total: \$46,280**






**Town of Barnstable**  
**Comfort Station at 110 Freezer Road**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Path to Comfort Station	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Surface is not stable, firm, and slip-resistant	4.9% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface.  (Cost provided in ID #3.)	1	-	\$0
2	Path to Comfort Station	Ext.		Exterior Access Route	Walkway		Level changes > 1/4" Does not prevent accumulation of water	1.5" -	Alter change in level to be 1/4" high max. Repair surface.  (Cost provided in ID #3.)	1	-	\$0
3	Path to Comfort Station	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Repair surface.  (Cost for a 4' wide by 60' long concrete path.)	1	3840	\$3840
4	Path to Comfort Station	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Repair surface.  (Cost provided in ID #3.)	1	-	\$0
<b>Off-Street Parking Lot or Garage</b>												
5	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle < 96" wide at van space Sign not provided Sign does not have the designation "Van Accessible" Sign top > 96" above finished grade	5 2 1 90" - 102.5"	Provide a marked access aisle that is at least 96" wide. Provide two (2) signs with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" minimum above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space. Locate top of sign 96" max. above the ground.	1	1800	\$1800
<b>Access to Goods and Services</b>												





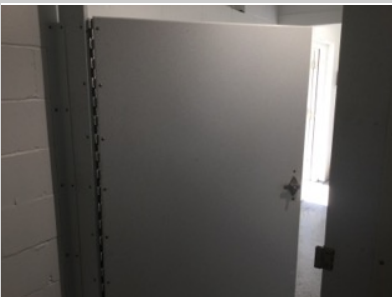
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Doors, Doorways, &amp; Gates</b>												
6	Women's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	1.25"	Alter the threshold to be 1/2" high max.	1	150	\$150
7	Women's Shower	1		Doors, Doorways, & Gates	Shower Compartment		Threshold > 1/2" high	4"	Alter the threshold to be 1/2" high max. (Cost provided in ID #25.)	1	-	\$0
8	Men's Shower	1		Doors, Doorways, & Gates	Shower Compartment		Threshold > 1/2" high	4"	Alter the threshold to be 1/2" high max. (Cost provided in ID #26.)	1	-	\$0
9	Men's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	1.5"	Alter the threshold to be 1/2" high max.	1	150	\$150
10	Women's Shower	1		Doors, Doorways, & Gates	Shower Compartment		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	484	\$484

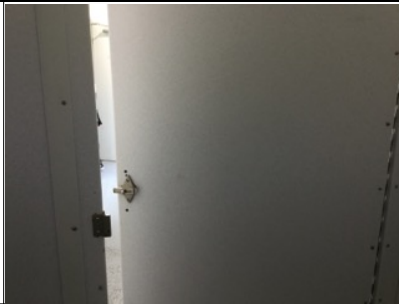
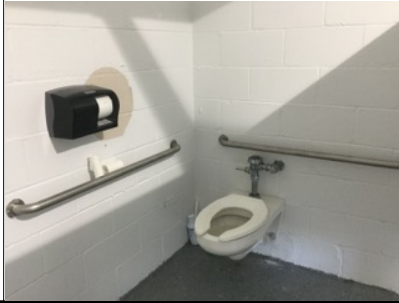
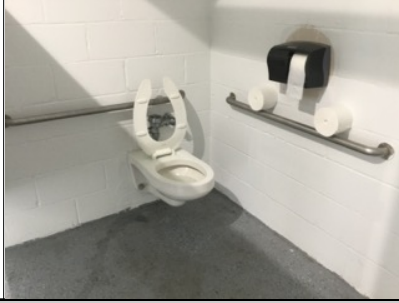

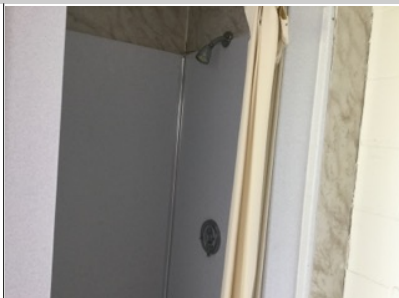
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Men's Shower	1		Doors, Doorways, & Gates	Shower Compartment		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
<b>Signage</b>												
12	Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
13	Men's Shower	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
14	Women's Toilet Room	Ext.		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
15	Women's Shower	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
<b>Toilet &amp; Bathing Rooms</b>												


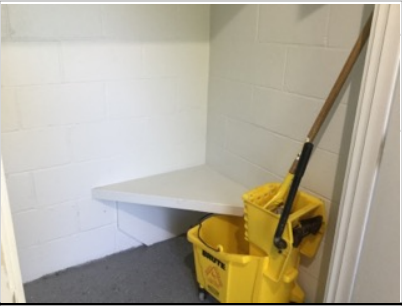

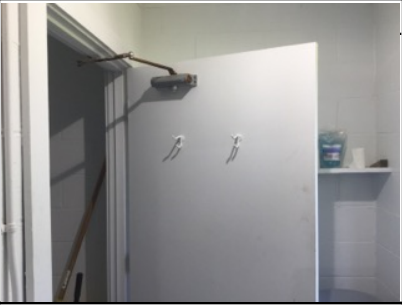

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Overall Access</b>												
16	Men's Toilet Room	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.  (Cost of fire systems is not provided.)	1	-	\$0
17	Women's Toilet Room	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.  (Cost of fire systems is not provided.)	1	-	\$0
<b>Lavatory</b>												
18	Women's Toilet Room	1		Lavatory	N/A		Clear floor space not provided at lavatory Toe or knee clearances not provided Dispenser acts as a protruding object Plumbing underneath is exposed	28" 26" - 9.5"	Provide a lavatory with a 30" min. by 48" min. clear floor space positioned for a forward approach. Provide a lavatory with knee and toe clearance positioned for a forward approach. Relocate dispenser out of the circulation path. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	2034	\$2034
19	Men's Toilet Room	1		Lavatory	483		Plumbing underneath is exposed Dispenser acts as a protruding object	- 9.5"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Relocate dispenser out of the circulation path.	1	348	\$348
<b>Toilet Compartment</b>												
20	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has non-compliant hardware Coat hook > 48"	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Lower coat hook so that it is no higher than 48".	1	220	\$220

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21	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has non-compliant hardware Coat hook > 48"	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Lower coat hook so that it is no higher than 48".	1	220	\$220
22	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Flush control not on open side Non-compliant toilet paper dispenser	31" - -	Locate grab bars between 33"- 36" above the finished floor. Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is 24" minimum high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	1142	\$1142
23	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Non-compliant toilet paper dispenser Centerline < or > 18" (MAAB)	31.25" - 19"	Locate grab bars between 33"- 36" above the finished floor. Relocate toilet paper so that it is 24" minimum high, located under the grab bar, and between 7" and 9" from the front of the toilet. Relocate toilet so the centerline is 18" from the side wall.	1	3596	\$3596
<b>Urinal</b>												
24	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high Flush control too high or not properly located	25.75" 54"	Provide at least one urinal with the rim no higher than 17" above the finished floor. Mount flush control at 44" maximum above the finished floor.	1	3248	\$3248
<b>Shower Compartment</b>												
25	Women's Shower	1		Shower Compartment	N/A		Accessible shower not provided	-	Provide one (1) accessible shower.  (Cost based on a transfer shower.)	1	6072	\$6072

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Men's Shower	1		Shower Compartment	N/A		Accessible shower not provided	-	Provide one (1) accessible shower.  (Cost based on a transfer shower.)	1	6072	\$6072
<b>Changing Rooms</b>												
27	Women's Changing Room	1		Changing Rooms	Women's		Room is < 78" x 72" 30" clear not provided alongside bench Bench < 24" deep Bench < 48" long	25.75" - - -	Provide an accessible changing room that is 78" by 72" minimum. Provide a 30" by 48" minimum clear space along the side of the bench so that wheelchair users can transfer. Provide a bench that is 24" deep and 48" long minimum.	1	5866	\$5866
28	Men's Shower Changing Room	1		Changing Rooms	Men's		Room is < 78" x 72" 30" clear not provided alongside bench Bench < 24" deep Bench < 48" long	- 24.75" - -	Provide an accessible changing room that is 78" by 72" minimum. Provide a 30" by 48" minimum clear space along the side of the bench so that wheelchair users can transfer. Provide a bench that is 24" deep and 48" long minimum.	1	5866	\$5866
29	Women's Shower Changing Room	1		Changing Rooms	Women's		Hook > 48" high	63.75"	Locate hook no higher than 48" above the finished floor.  (Cost provided in ID #25.)	1	-	\$0
30	Men's Changing Room	1		Changing Rooms	Men's		Hook > 48" high	63.75"	Locate hook no higher than 48" above the finished floor.  (Cost provided in ID #26.)	1	-	\$0