

Covell's Beach and Bath House



ADA Transition Plan

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Background

Covell's Beach is located at 859 Craigville Beach Road, in Centerville. Amenities in the area include a bathhouse, an outdoor rinsing shower, a picnic table, benches, bike racks a walkway providing access to the beach with a seating area and a parking lot. Covell's Beach has two (2) beach wheelchairs.

Covell's Beach has several entry points to the beach along the parking lot including a wooden path located near the bathhouse. The wooden path extends further down into the beach but not to the high tide level. A parking lot running along the north side of the beach has 274 parking spaces, including six (6) accessible parking spaces.

The bathhouse is located on the northwest side of the beach and consists of men's and women's toilet rooms. The women's toilet room has two (2) inaccessible toilet compartments and two (2) lavatories. The men's toilet room has one (1) inaccessible toilet compartment one (1) inaccessible urinal and two (2) lavatories. There is an outdoor rinsing shower located on the west side of the building.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include lack of an accessible route that extends to the high tide level at the beach, change in level at the wooden path that leads to the beach and the transition from the path to the sand is higher than the minimum height allowed. Other accessibility issues include excessive cross slope at the walkway leading to the bathhouse and route not maintained in operable working condition.

Toilet Rooms

Accessibility issues include lack of accessible toilet compartments, lack of an accessible urinal, lack of knee clearance and insulated pipes at the lavatories and mirrors higher than the maximum allowed. Other accessibility issues include

thresholds higher than the maximum height allowed and dispensers located at the maneuvering clearance of the door.

The outdoor rinsing shower lacks a shower head located 48" above the ground and has controls that require tight grasping, pinching or twisting of the wrist. See Fig. 1 at the end of this report for an example of an accessible rinsing outdoor shower.

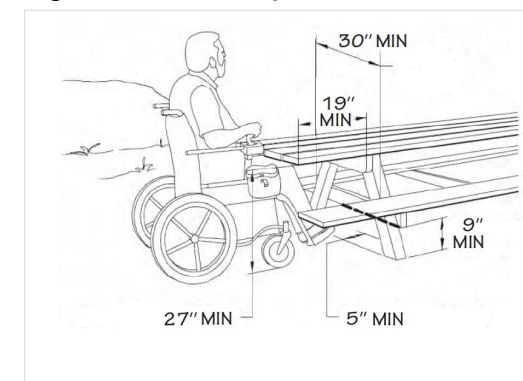
Note: In unmonitored facilities where vandalism is a consideration, a fixed shower head mounted at 48" above the shower floor may be used in lieu of a hand-held shower head.

Additional Accessibility Issues

- Parking lot not maintained in operable working condition.
- Lack of designation signs with raised characters and braille at the toilet rooms.
- Picnic table, bench and bike racks not located on an accessible route.
- Lack of an accessible picnic table (near bathhouse).

Note: Ensure the picnic table has the required 19" knee clearance. See fig. below.

Fig. 1 Accessible picnic table



- Provide an accessible route that extends to the high tide level and the volleyball area (beach mats): \$3,378
- Renovate toilet rooms: \$20,760

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- Renovate outdoor rinsing shower: \$3,119
- Miscellaneous corrective actions (signage, picnic table, etc.): \$2,120

Total: \$29,377*

***Note:** Cost to repair the wooden walkway to the beach is not included. Cost to provide a compliant accessible route to the toilet rooms and outdoor rinsing shower is 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 some benches with backs and some with arms.
- Recommend providing a deeper platform so there's an accessible route and space for two wheelchairs at the seating area at the platform.
- Recommend providing 48" wide stable, firm and slip-resistant surface all around the picnic table. See fig. below.

Fig. 2 Accessible picnic table

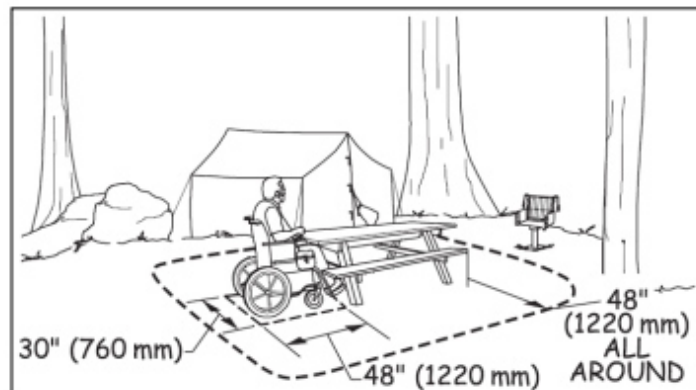
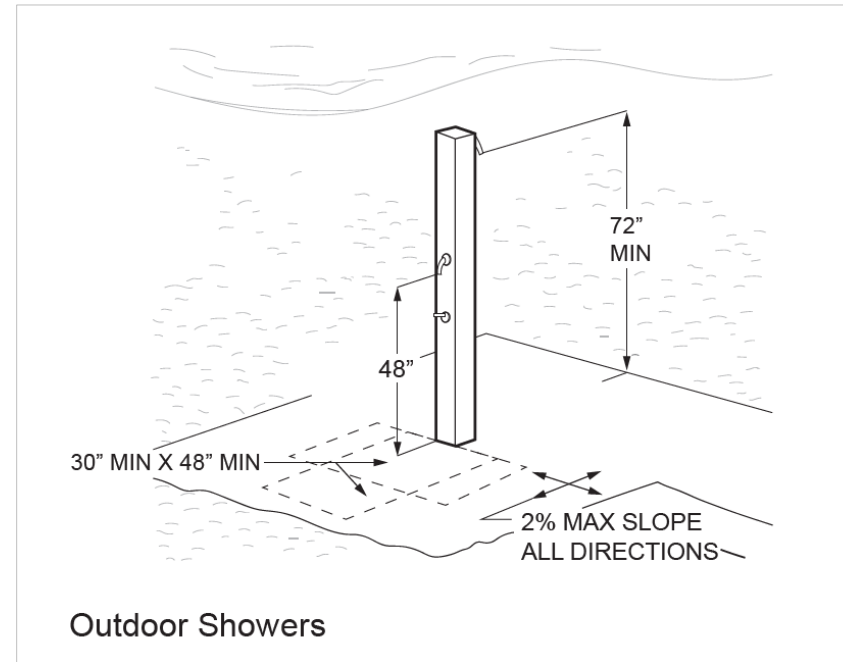












Fig.3: Accessible outdoor rinsing shower








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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Walkway to Beach Shoreline From Accessible Parking Spots	Ext.		Exterior Access Route	Exterior		Exterior route < 36" wide	25"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	-	\$0
2	Wooden Path to Beach	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	3.5" -	See ID #3.	1	-	\$0
3	Wooden Path to Beach	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2"	3.5"	Repair surface to ensure that opening is 1/2" max. Cost for a 4'x4' concrete patch.	1	256	\$256
4	Women's Toilet Room	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	9.2%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
5	Men's Toilet Rooms	Ext.		Exterior Access Route			Cross slope > 1:50 (2.00%)	9.2%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Route to Toilet Rooms and Outdoor Shower	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	4.7% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition.	1	-	\$0
7	Route to Toilet Rooms	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	6.4%	Reduce running slope to be no steeper than 1:20 (5%).	1	-	\$0
8	Route to Beach	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	0.5"	Alter change in level to be 1/4" high max.	1	-	\$0
9	Entrance to Beach From Accessible Parking Space	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Route not maintained in operable working condition	4.5" -	Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition.	1	-	\$0
10	Entrance to Beach From Accessible Parking Space	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	Labor	\$0



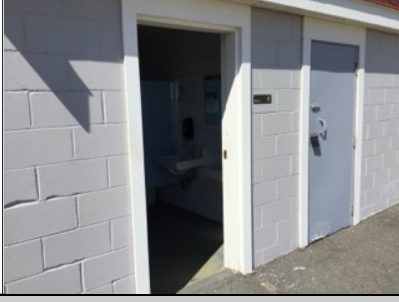


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Entrance to Beach - West Side	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	Labor	\$0
12	Route to Bathhouse	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	Labor	\$0
13	Route to Volleyball	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. Cost for a 5 ft. wide by 30 ft. long beach mat.	1	1379	\$1379
Beach Access Routes												
14	Beach Access			Beach Access Routes	Removable		Beach route not provided	-	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the high tide level. Cost for a 5 ft. wide by 50 ft. long beach mat.	1	1999	\$1999
15	Beach Access	Ext.		Beach Access Routes	Removable		Level changes > 1/4"	7"	Ensure change in level is 1/4" high max.	1	-	\$0





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
16	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Parking lot not maintained in operable working condition	-	Ensure the parking lot is maintained in operable working condition.	1	Labor	\$0
Entrance												
17	Women's Toilet Room	Ext.		Entrance	Main Entrance		Threshold not beveled	-	Bevel threshold.	1	150	\$150
18	Men's Toilet Room	Ext.		Entrance	Main Entrance		Threshold not beveled Threshold is > 1/2" high	- 1.25"	Bevel threshold. Alter threshold to be 1/2" high max.	1	300	\$300
Access to Goods and Services												
Doors, Doorways, & Gates												
19	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Relocate hand sanitizer to maintain the required 18" maneuvering clearance.	1	Labor	\$0





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Relocate hand sanitizer to maintain the required 18" maneuvering clearance.	1	Labor	\$0
Signage												
21	Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	232	\$232
22	Women's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	232	\$232
Picnic Tables												
23	Route to Bathhouse	Ext.		Picnic Tables	N/A		Top of picnic table < 28" or > 34 30" clear width not provided Picnic table not on an accessible route	25" 23.5" -	Provide a picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the picnic table is on an accessible route.	1	1400	\$1400
Benches												
24	Bench at Bathhouse	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Locate bench on an accessible route.	1	Labor	\$0


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Bike Racks												
25	Bike Racks	Ext.		Bike Racks	4		Not connected to an accessible route	-	Ensure bike racks are connected to an accessible route.	1	Labor	\$0
Toilet & Bathing Rooms												
Overall Access												
26	Women's Toilet Room	1		Overall Access	N/A				When the toilet room is renovated, if the approach is to the latch side of the accessible compartment, ensure clearance between the door and any obstruction is at least 42" wide.	1	-	\$0
27	Men's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	6182	\$6182
28	Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	6182	\$6182

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
29	Men's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	23" - 50"	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 the finished floor.	1	2034	\$2034
30	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	24.75" - 49"	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 the finished floor.	1	2034	\$2034
Urinal												
31	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high Clear floor space not provided at urinal Flush control too high or not properly located	21.25" 34.25" 49.5"	Provide at least one urinal with the rim no higher than 17" above the finished floor. Remove partition to provide a 30" min. by 48" min. clear floor space positioned for a forward approach. Mount flush control at 44" max. above the finished floor.	1	3878	\$3878
Outdoor Rinsing Showers												
32	Outdoor Shower	Ext.		Outdoor Rinsing Showers	N/A		Clear floor space not provided at rinsing shower 2 fixed showerheads not provided	- -	Ensure there is a 30" by 48" clear floor space at the outdoor rinsing shower. Provide two shower heads located 48" and 72" min. above the ground.	1	3119	\$3119
Best Practice												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Seating Area												
33	Beach Access			Seating Area	N/A				Recommend providing a deeper platform so there's an accessible route and space for two wheelchairs.	1	-	\$0