

TOWN OF BLACK MOUNTAIN ACCESSIBILITY ASSESSMENT

Prepared by JL/Design Group Associates
(Supplemental to TOBM staff report of 8/9/10)
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LAKEVIEW CENTER:

Upper level:

General:

- Entrance door's threshold is too high (1/2" max. ht). Door is hard to open and will need to be adjusted.
- Widen door to stairs to 36".

Women's restroom:

- Water closet will have to be relocated (16" min -18" max from side wall). Existing water closet is 21 1/2" from side wall.
- Raise toilet seat (min. 17"h to max. 19"h).
- Sink will need to be relocated - ADA now requires 60" clear from the side wall of the water closet to any other fixtures.
- Door needs to be relocated to provide required clearance.
- A new opening will need to be added from the main room to the vestibule outside of the restroom. The vestibule is too small to provide required clearances if the door and door opening remain as is.
- Provide sign w/ Braille.

Men's restroom:

- Raise toilet seat (min. 17"h to max. 19"h).
- Remove urinal - ADA now requires 60" clear from the side wall of the water closet to any other fixtures.
- Sink will need to be relocated. Existing location does not have the adequate clearances.
- Door needs to be relocated to provide required clearances.
- The door from the main room to the vestibule outside of the restroom will need to be changed to a cased opening & widened. The vestibule is too small to provide required clearances if the door and door opening remain as is.
- Provide sign w/ Braille.

Kitchen:

- Provide an accessible sink & work area.
- Door to kitchen needs to be widened to 36".
- Door to exterior needs to be widened to 36".

Lower level:

General:

- Existing ramp and landing to entrance does not meet ADA. Remove and replace (see plan).
- Exterior doors need to open out instead of in.
- Door to office needs to be widened to 36".
- Remove existing water cooler and install new hi-lo water cooler.

Restrooms:

- Neither restroom meets ADA.
- Remove all plumbing fixtures.
- Remove common wall between restrooms and wall between women's restroom and storage.
- Rebuild restrooms (see plan).
- Provide sign w/ Braille.

Kitchen:

- Kitchen does not meet ADA. If a event is booked and handicap access is needed to the kitchen, ADA allows you to move the event to an alternate location that provides accessibility. The kitchen on the upper level will be made accessible.

CARVER CENTER:

General:

- Need new van accessible parking space w/ proper signage at side entrance to building.
- HC parking spaces at rear entrance to building need to be reconfigured and signs added.
- The concrete pad at the side entrance to the building has about a 1" lip. This will need to be reworked to provide a smooth transition (1:12 max slope).
- All doors except entrance door to office area and doors w/ panic devices or push/pulls need to be changed to lever handles.

- Replace existing water cooler w/ a hi/lo water cooler or add a 2nd water cooler at proper height.

Women's restroom:

- Toilet stalls do not meet ADA requirements.
- One water closet will have to be removed and the toilet stalls replaced.
- Raise toilet seat (min. 17"h to max. 19"h) in handicap stall.
- One sink will have to be raised to 34" max rim ht. in order to provide adequate knee clearance (27" min) - insulate pipes.
- Provide faucets w/ levered handles.
- New mirrors need to be install at proper heights.
- Paper towel dispenser needs to be relocated.
- Provide sign w/ Braille.

Men's restroom:

- Toilet stalls do not meet ADA requirements.
- One water closet will have to be removed and the toilet stalls replaced.
- Raise toilet seat (min. 17"h to max. 19"h) in handicap stall.
- Urinals meet ADA requirements.
- One sink will have to be raised to 34" max rim ht. in order to provide adequate knee clearance (27" min) - insulate pipes.
- Provide faucets w/ levered handles.
- New mirrors need to be install at proper heights.
- Paper towel dispenser needs to be relocated.
- Provide sign w/ Braille.

Reducing the number of plumbing fixtures may create a problem with meeting the minimum number of required fixtures. With the limited use of the building this should not be a problem at the present.

The Montessori School:

- The restroom does not meet ADA and will need to be completely reworked. The school has access to only one restroom w/ one water closet & one sink. An additional restroom should be added. If a restroom is added both restrooms could be classified as unisex and therefore only the new restroom would have to meet ADA.
- All doors except doors w/ panic devices or push/pulls need to be changed to lever handles.

BATH HOUSE AT POOL:

General:

- Mats throughout are too high. Replace w/ ADA approved mats - maximum 1/2" h w/ tapered edges.

Women's restroom:

- Toilet stalls do not meet ADA requirements.
- Remove one concrete block partition
- Remove existing toilet stall doors at the two stalls adjacent to the removed block wall.
- One water closet will have to be removed. Add new stall front w/ 36" door.
- Raise toilet seat (min. 17"h to max. 19"h) in handicap stall.
- Add grab bars.
- Reset toilet paper dispenser below the grab bar.
- Raise one sink to 34" rim ht. in order to provide adequate knee clearance (27" min) - insulate pipes.
- Provide faucets w/ levered handles.
- Provide sign w/ Braille at both entrances.

Women's shower:

- Shower stalls do not meet ADA.
- Remove one existing concrete block partition.
- Raise the recessed floor on the two spaces adjacent to the removed block wall to level w/ the main floor.
- Raise floor drains.
- Replace one shower head w/ an ADA approved adjustable shower head.
- Provide lever handle on shower control.
- Add grab bars

Men's restroom:

- Toilet stalls do not meet ADA requirements.
- Remove one concrete block partition
- Remove existing toilet stall doors at the two stalls adjacent to the removed block wall.
- One water closet will have to be removed. Add new stall front w/ 36" door.

- Raise toilet seat (min. 17"h to max. 19"h) in handicap stall.
- Add grab bars.
- Reset toilet paper dispenser below the grab bar.
- Urinals meet ADA.
- Raise one sink to 34" rim ht. in order to provide adequate knee clearance (27" min) - insulate pipes.
- Provide faucets w/ levered handles.
- Provide sign w/ Braille at both entrances.

Men's shower:

- Shower stalls do not meet ADA.
- Remove one existing concrete block partition.
- Raise the recessed floor on the two spaces adjacent to the removed block wall to level w/ the main floor.
- Raise floor drains.
- Replace one shower head w/ an ADA approved adjustable shower head.
- Provide lever handle on shower control.
- Add grab bars

LAKE TOMAHAWK TENNIS COURTS:

General:

- Add 8' wide isle between 2 parking spaces and add van accessible sign.
- Add 4' wide sidewalk (approx. 37'l) to courts w/ smooth transition from the parking lot and onto the courts.
- Water fountain needs to be lowered.
- Widen sidewalk at lower water fountain.
- Recommend adding sidewalk to portable toilets if this location is to be used often.

LAKE TOMAHAWK PICNIC SHELTER:

General:

- Provide 4' wide asphalt or concrete walk from parking lot to shelter.

LAKE TOMAHAWK RESTROOMS:

General:

- Add 4' wide concrete or asphalt walk tying restrooms to picnic shelter (approx 290') w/ a 5'x5' space mid way.

Women's restroom:

- Lower sinks to 34" high - insulate pipes.
- Provide sign w/ Braille.

Men's restroom:

- Lower sinks to 34" high - insulate pipes.
- Urinal does not meet accessibility requirements, but since there is only one it is not required to do so (ADA 213.3.3).
- Provide sign w/ Braille.

LAKE TOMAHAWK STAGE:

- Provide a ramp to the stage.

LAKE TOMAHAWK GAZEBO:

- Provide a 4' wide concrete or asphalt walk from main walkway.
- Remove existing ramp (slope is greater than 1:12).
- Add new ramp (1:12 max slope) to gazebo. Ramp to have handrails each side w/ intermediate rail 4" off concrete. .

LAKE TOMAHAWK CROQUET FACILITY:

General:

- Add and pave 1 van accessible handicap parking space (approx 16'w x 25'l) - provide signage.
- Remove existing water cooler.

- Water cooler is not required - but if provided needs to be a hi/lo and not recessed unless the recess is widened to approx. 4'.
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Women's restroom:

- Insulate pipes at sink.
- Provide sign w/ Braille.
- Remove all obstacles in the restroom to maintain proper clearances.

Men's restroom:

- Raise the seat of the water closet (17"-19")
- Insulate pipes at sink.
- Provide sign w/ Braille.
- Remove all obstacles in the restroom to maintain proper clearances.

GREY EAGLE:

General:

- Add a van accessible parking space
- Install a appropriate sign.
- Clean the joint between the asphalt and concrete leading to the entrance to provide a smooth transition. Repair as necessary.
- Lower water cooler (36" to spout).

Restroom #1:

- ADA required a 36" grab bar behind the water closet. This will require the sink to be relocated.
- Relocate the sink and set 34" max above floor - insulate pipes.
- Remove existing rear grab bar.
- Need new 36" grab bar and 18" vertical side grab bar.
- Reset toilet paper dispenser below the grab bar.
- Relocate soap & paper towel dispensers.
- Change lock to lever handles.
- Provide sign w/ Braille.

Restroom #2:

- ADA required a 48" wide space at the water closet - the existing space is 31".

- The restroom will need to be reconfigured and brought up to the current code.
- Relocate plumbing fixtures.
- Shift the door towards the exterior wall.
- Set sink 34" max above floor - insulate pipes.
- Add grab bars.
- Set toilet paper dispenser below the grab bar.
- Relocate soap & paper towel dispensers.
- Change lock to lever handles.
- Provide sign w/ Braille

RECREATION PARK:

General:

- Add and pave 2 regular handicap parking spaces & 1 van accessible space - provide signage.
- Provide 4' wide hard surfaced walk (concrete or asphalt) to concessions building & restrooms.
- Alternate option: Add concrete or asphalt handicap parking spaces adjacent to the restroom area and tie to ramp.
- Rework ramp - add rails.
- Widen sidewalk (5'-6" wide) in front of restrooms and add 36" high rail w/ intermediate rail 4" off concrete.

Women's restroom:

- Remove existing toilet partitions.
- Install new toilet partitions & grab bars per attached plan. Side grab bars will need to be set out a min of 2" - use wood trim.
- Reset toilet paper dispenser below the grab bar.
- Relocate sink and insulate pipes.
- Relocate the paper towel dispenser & soap dispenser.
- Provide sign w/ Braille.

Men's restroom:

- Remove urinal next to water closet.
- Remove existing toilet partitions.
- Install new toilet partitions & grab bars.

- Reset toilet paper dispenser below the grab bar.
- Urinal does not meet accessibility requirements, but since there is only one it is not required to do so (213.3.3).
- Relocate sink and insulate pipes.
- Relocate the paper towel dispenser & soap dispenser.
- Provide sign w/ Braille.

GOLF COURSE PRO SHOP:

General:

- Add 1 handicap parking space w/ van accessible access beside existing handicap space.
- Add handicap sign.
- Do not block the handicap ramp to the building w/ golf carts.
- Entrance concrete walk needs to be removed and replaced (set flush w/ floor level of building) Replace steps & ramp. Install handrail for each side of steps & ramp.
- Add extra water cooler or remove existing water cooler and add a hi/lo water cooler.
- Replace all door knobs w/ levered handles.

Women's restroom:

- Remove framing for return air duct - set return grille in ceiling of main room - rework ductwork.
- Swing door out.
- Add low wall against exterior wall - wall finish to be 16"-18" from centerline of water closet.
- Add grab bars.
- Insulate sink pipes.
- Provide sign w/ Braille.

Men's restroom:

- Relocate door to side wall - swing door out.
- Add low wall against exterior wall - wall finish to be 16"-18" from centerline of water closet.
- Add grab bars.
- Insulate sink pipes.
- Provide sign w/ Braille.

GOLF COURSE SNACK SHOP:

General:

- Add 1 handicap parking space w/ van accessible access
- Add handicap parking sign.
- Widen porch between snack shop & Men's Golf Asso. space to 5'.
- Add access ramp (1:12 slope). - this may require widening the cart path.
- Replace all door knobs w/ levered handles.

Restrooms:

- Water closets are set too close to side wall, also, ADA required a 36" grab bar behind the water closet (existing is 24" long).
- Relocate the sink and set 34" max above floor - insulate pipes.
- Remove existing rear grab bars
- Need new 36" grab bar and 18" vertical side grab bar.
- Reset toilet paper dispenser below the grab bar.
- Provide sign w/ Braille.

MEN'S GOLF ASSOCIATION:

General:

- Widen porch between snack shop & Men's Golf Asso. space to 5'.
- Add access ramp (1:12 slope). - this may require widening the cart path.
- Replace all door knobs w/ levered handles.

Restroom:

- Restroom is too small to meet ADA.
- Remove wall adjacent to the closet.
- Reframe room
- Relocate plumbing fixtures - add grab bars
- Install new vanity or sink w/ pipe insulation.

- Door to swing out from restroom.
- Add new tile floor and rework existing tile.
- Rework electrical

WOMEN'S GOLF ASSOCIATION:

General:

- Add 1 handicap parking space w/ van accessible access
- Provide minimum 5'x5' concrete pad at entrance door level w/ building floor.
- Provide ramp access (1:12) slope.
- Replace entrance door knob w/ levered handle.

Restroom:

- Restroom is too small to meet ADA.
- Remove right side wall of restroom and widen room.
- Swing door to handicap stall out.
- Add grab bars to code.
- Remove front wall & deepen the room.
- Add new vanity w/ knee clearances or sinks. Add pipe insulation.
- Swing door out.

PUBLIC SAFETY:

General:

- Replace all door knobs w/ levered handles.
- Add extra water cooler or remove existing water cooler and add a hi/lo water cooler.

Women's restroom: Toilet stalls meet minimum ADA requirements for alternate stalls for renovation work when built.

- Insulate pipes under vanity.
- Provide sign w/ Braille.
Recommendation: (this will bring restroom up to current ADA & building code compliance)
 - Swing the door out.
 - Remove toilet partitions.
 - Remove low water closet and replace w/ the existing handicap water closet.
 - Add new toilet partition & grab bars.

- Remove one sink - shorten vanity.

Men's restroom: Toilet stalls meet minimum ADA requirements for alternate stalls for renovation work when built.

- Lower vanity to 34" to sink rim above floor - insulate pipes.
- Provide sign w/ Braille.
Recommendation: (this will bring restroom up to current ADA & building code compliance)
 - Remove toilet partitions.
 - Remove low water closet and replace w/ the existing handicap water closet.
 - RAdd new toilet partition & grab bars.
 - Remove one sink - shorten vanity.

FIRE DEPARTMENT:

General:

- Replace all door knobs w/ levered handles.

Women's bathroom:

- Remove lockers in front of restroom.
- Remove existing vanity & install wall hung lavatory. Insulate pipes.
- Raise toilet seat (min. 17"h to max. 19"h).
- Replace shower head w/ an ADA approved adjustable shower head.

Men's bathroom:

- At least one section of the vanity (min 30" wide centered on a lavatory) needs to be lowered 3/4" (max. ht 34" to rim of sink). Insulate pipes.
- Provide faucets w/ levered handles.
- Replace one shower head w/ an ADA approved adjustable shower head.

POLICE DEPARTMENT:

General:

- Replace all door knobs w/ levered handles.

Restrooms:

- None of the restrooms meet ADA, but the department has easy access to the restrooms in Public Safety.
- The plumbing fixtures in the holding cell do not meet ADA, but if an arrest is made of a person in a wheelchair, the Black Mountain Police's policy is to have an ambulance transport the person to the Buncombe County detention facility which can accommodate ADA.

PUBLIC SERVICES:

General:

- Relocate existing handicap parking space.
- Add handicap ramp
- Add extra water cooler or remove existing water cooler and add a hi/lo water cooler.
- Replace all door knobs w/ levered handles.

Front restroom:

- Convert to unisex handicap single person restroom.
- Remove toilet partitions.
- Remove one water closet.
- Add 36" grab bar at rear of toilet.
- Lower one sink to 34" above floor - insulate pipes.
- Replace shower - 1/2" max threshold or add ramp (1:8 max slope).

PUBLIC LIBRARY:

General:

- Existing handicap parking space has too much slope (1/4" per ft is max permitted - existing space has approximately 5/8" per ft).
- Relocate handicap parking space to rear lot and add a 2nd handicap parking space w/ van accessible isle - install signage. Parking lot has between 26 & 50 spaces requiring 2 handicap spaces.
- The front entrance is accessible - but when handicap parking is relocated, the distance from the spaces to the front entrance will exceed 200' (200' is the max allowed distance per ADA). The middle entrance door to the library has a threshold that exceeds 1/2" in height & will have to be modified. If the door to the community room is open during library hours - this can be used handicap access to the library. Signage will need to be added marking it as the handicap entrance.

Restrooms:

- Front restrooms do not meet ADA but the rear restrooms do meet ADA. - Provide signage on nonconforming restrooms noting the location of compliant restrooms.

CENTER for the ARTS:

General:

- Existing handicap parking space has too much slope.
- Relocate handicap parking space to across the driveway and add a van accessible isle - install signage.
- Provide exterior signage to direct a handicapped person to the accessible entrance to the Center for the Arts. (the accessible entrance is at the rear of the building and not identified)
- Add extra water cooler or remove existing water cooler and add a hi/lo water cooler.

Restrooms:

- The restrooms on the lower level were not built to the code, however fully accessible restrooms are on the 2nd & main floor and can be accessed by elevator.
- Furniture should be removed from restrooms where blocking the requires clear floor space.

BROADWAY STREET - PUBLIC PARKING LOT:

General:

- Add 1 handicap parking space w/ van access beside existing handicap space.
- Add handicap parking sign.